

Property at 00002 CADBURY TURN

Prop ID 1620002

Printed 06-Aug-2025 2:27 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: TOBON KARISA R &
 Second name: CORRALES ALEJANDRO TOBON
 Address: 2 CADBURY TURN
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 1620002 Neigh.: AR Zone: R40 Vol: 805 Page: 918

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	246,110
Resident Outbldg	1.00	1,260

Exemptions

Exempt Cat	Amount

Last sale

Sale date: 29-Jul-2025
 Sale price: 755,000
 Sale valid:

Values

Mkt value :
 Cost value: 528,386

Summary

Total assessments	369,870
Total exemptions	
Net assessment	369,870

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : .6998
 Mkt/sale :
 Assmt/sale: .4899

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	175,000	175,000		175,000	122,500
Primary Site		40,075					

.920 acres Total land value 175,000 122,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	1
Grade	43	B+	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	2
Bsmt Fin Qual	01	Unfinished	W/B openings	2
Air Condition	02	Partial Central		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1978	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt			Area	
Basement	Full with walk				1,208	304,910
Heating	Yes	A/C	Yes			8,750
Plumbing	2 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas	9,000
Attic	None	Attic size:				
Additions						64,506
Other Features	WB Stks					13,500
Sub-Total						400,666
Grade	B+	Factor	1.3500			540,899
CDU		C&D Factor	1.00			540,899
Depreciation				35 %		351,584
				Computed cost value @ 70%		246,109

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	528	23,314
P Porches, Patios, Decks	FOFF Frame open first flo	52	3,168
L Living Area	FRFF Frame first floor	169	19,347
P Porches, Patios, Decks	FOFF Frame open first flo	182	11,089
P Porches, Patios, Decks	DECK Wood deck	210	5,563
L Living Area	FRUF Frame upper full	14	1,172
P Porches, Patios, Decks	FOFF Frame open first flo	14	853

Total additions 64,506

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	12	120	30.00	2012	C	3,600	50	1,800
Utility Shed									
Value at 70%					1,260	Value at 100%			
						1,800			

