

Property at 00086 CLIMAX ROAD

Prop ID 1830086

Printed 21-Sep-2026 8:40 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: SETZER WILLIAM R
 Second name:
 Address: 86 CLIMAX ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 008 Clerk map:
 Lot: 1830086 Neigh.: Zone: R40 Vol: 818 Page: 101

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 17-Aug-2021
Resident Land	.92	87,500				Sale price: 350,000
Resident Dwelling	1.00	141,820				Sale valid:
					Values	
Resident Excess	.18	950			Mkt value :	
					Cost value:	328,957
Summary			Utilities		Sales ratios	
Total assessments	230,270		Water	Well	Cost/sale :	.9399
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	230,270		Gas	None	Assmt/sale:	.6579

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	125,000	125,000			125,000	87,500
Primary Site		40,075						
RES	12	.180	7,500	1,350			1,350	945
Residual		7,841						
				1.100 acres	Total land value		126,350	88,445

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	01	Plaster	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	33	C+	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1941	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	720	209,610
Basement	Full				
Heating	Yes	A/C Yes			6,060
Plumbing	2 F/B	1 H/B 1 Add'l fix.	Wh/p	Saunas	9,000
Attic	None	Attic size:			
Additions					57,176
Other Features		WB Stks			6,750
Sub-Total					288,596
Grade	C+	Factor 1.0800			311,684
CDU		C&D Factor 1.00			311,684
Depreciation		35 %			202,595
Computed cost value @ 70%					141,817

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	216	24,728
P Porches, Patios, Decks	BPAT Brick/flagstone pati	160	3,649
P Porches, Patios, Decks	FEFF Frame enclosed first	63	6,008
P Porches, Patios, Decks	FEFF Frame enclosed first	40	3,814
G Garages	FR Attached frame LE 65	400	18,320
L Living Area	AIR Air conditioning	216	657
Total additions			57,176

