

Property at 00120 CLIMAX ROAD

Prop ID 1830120

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

Administrative Information

Owner name: GILL JAMESON J AND
 Second name: CHARRON ABIGAIL E
 Address: 120 CLIMAX ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 001 Clerk map:
 Lot: 1830120 Neigh.: Zone: R40 Vol: 818 Page: 333

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 11-Sep-2026	
Resident Land	.92	87,500			Sale price: 525,000	
Resident Outbldg	2.00	5,950			Sale valid:	
Resident Dwelling	1.00	189,100			Values	
					Mkt value :	
Resident Excess	.28	1,470			Cost value: 405,743	
Summary			Utilities		Sales ratios	
Total assessments	284,020		Water	Well	Cost/sale :	.7728
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	284,020		Gas	None	Assmt/sale:	.5410

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	.280	7,500	2,100		2,100	1,470
Residual	12,197						
1.200 acres		Total land value		127,100		88,970	

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	7
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	
Grade	33	C+	Whirlpools	
Garage	21	Attached 1 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	06	Very Good		
Exterior Cond	06	Very Good	Actual Year Built: 1940	

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	756
Basement	Full		216,640
Heating	Yes	A/C Yes	6,260
Plumbing	2 F/B	1 H/B	Add'l fix. Wh/p
Attic	None	Attic size:	Saunas
Additions			74,509
Other Features	WB Stks		6,750
Sub-Total			312,659
Grade	C+	Factor 1.0800	337,672
CDU		C&D Factor 1.00	337,672
Depreciation		20 %	270,138
Computed cost value @ 70%			189,097

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	252	12,545
L Living Area	FATT Full finished attic	252	9,102
P Porches, Patios, Decks	F0FF Frame open first flo	105	6,397
L Living Area	FRFF Frame first floor	72	8,243
L Living Area	BSMT Basement addition	72	1,327
P Porches, Patios, Decks	FEFF Frame enclosed first	150	14,304
L Living Area	OVER Frame Overhang	28	2,564
L Living Area	FRFF Frame first floor	108	12,364
P Porches, Patios, Decks	DECK Wood deck	256	6,781
L Living Area	AIR Air conditioning	72	219
L Living Area	AIR Air conditioning	28	85
L Living Area	AIR Air conditioning	190	578
Total additions			74,509

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	13	20	260	55.95		C	14,547	50	7,300
Block Detach Garage									
RS1 Frame	8	10	80	30.00		C	2,400	50	1,200
Utility Shed									
Value at 70%		5,950	Value at 100%		8,500				

