

Property at 00002 COLUMBUS CIRCLE

Prop ID 1880002

Printed 09-Sep-2026 3:05 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: FRUTUOSO CLAUDIA A TRUSTEE
 Second name:
 Address: 2 COLUMBUS CIRCLE
 City/state: AVON CT Zip: 06001

Location Information

Map: 008 Clerk map:
 Lot: 1880002 Neigh.: Zone: R15 Vol: 808 Page: 407

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 16-Jul-1998
Resident Land	.16	87,500				Sale price: 130,000
Resident Dwelling	1.00	99,840				Sale valid:
Resident Outbldg	1.00	11,270				Values
					Mkt value :	
					Cost value:	283,729
Summary			Utilities		Sales ratios	
Total assessments		198,610	Water	Connecticut	Cost/sale :	2.1825
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		198,610	Gas	None	Assmt/sale:	1.5278

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.160	125,000	125,000			125,000	87,500
Primary Site		6,970						
				.160 acres	Total land value		125,000	87,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	17	Old style		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	5
Interior Walls	01	Plaster	Bedrooms	2
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	02	Unfinished	Addtn'l fixtures	
Grade	30	C	Whirlpools	1,190
Garage	99	None	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	
Bsmt Fin Qual	01	Unfinished	W/B openings	
Air Condition	06	Ductless Split U		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1911	

Building Valuation Summary

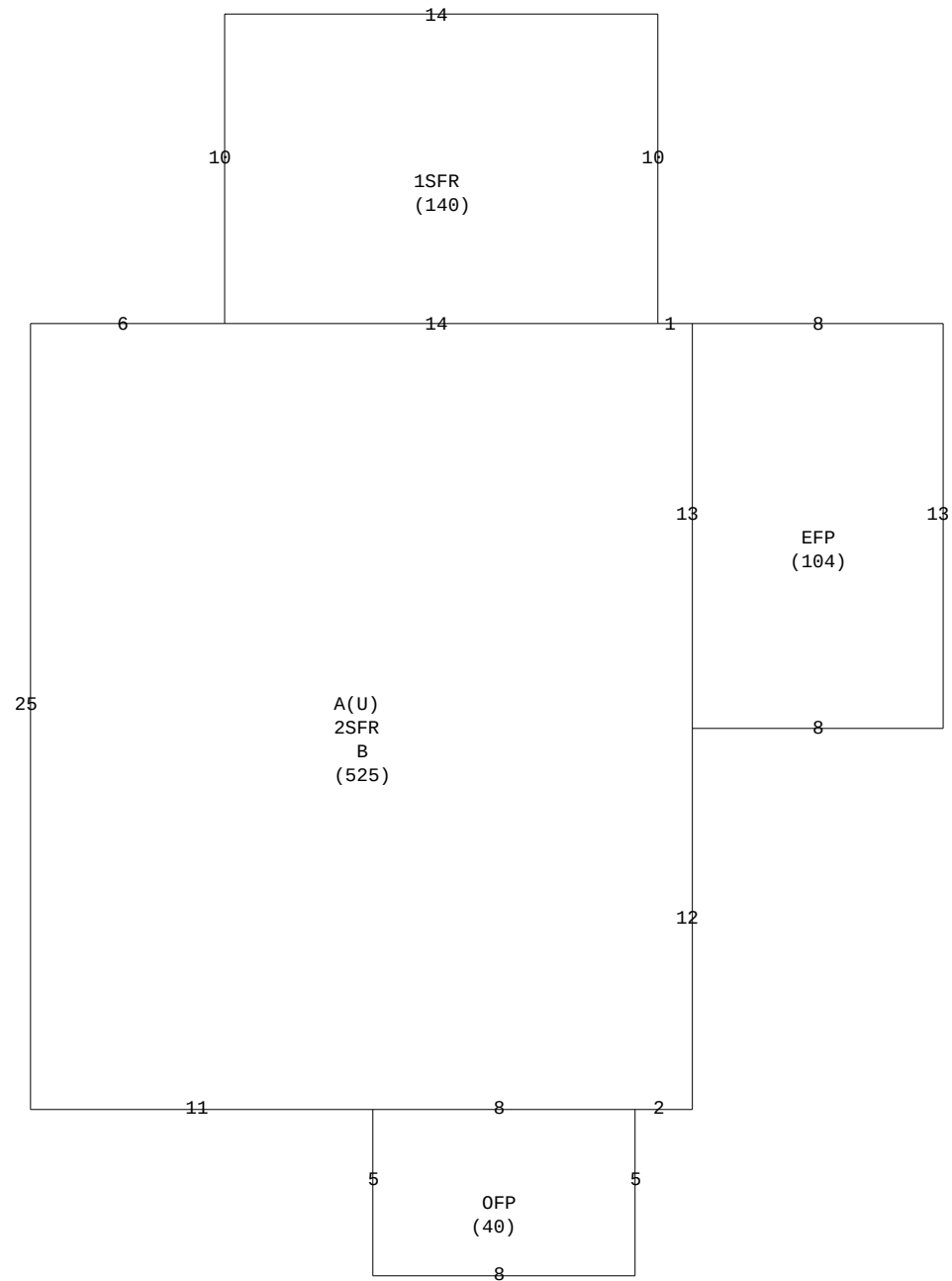
			Area	
Dwelling	Frame	2 story w/bsmt	525	171,530
Basement	Full			
Heating	Yes	A/C Yes		4,990
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas
Attic	Unfinished	Attic size: 525		9,100
Additions				28,808
Other Features				
Sub-Total				219,428
Grade	C	Factor 1.0000		219,428
CDU		C&D Factor 1.00		219,428
Depreciation		35 %		142,628
Computed cost value @ 70%				99,840

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	104	9,918
L Living Area	FRFF Frame first floor	140	16,027
P Porches, Patios, Decks	F0FF Frame open first flo	40	2,437
L Living Area	AIR Air conditioning	140	426
Total additions			28,808

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	24	24	576	55.95		C	32,227	50	16,100
Block Detach Garage									
Value at 70%		11,270		Value at 100%		16,100			



NAME CHG CLAUDIA A LADETTO TO CLAUDIA ANITA FRUTUOSO V808 P406 10-9-25
CLAUDIA A FRUTUOSO 2025 TRUST V808 P407 10-9-25