

Property at 00040 COUNTRY CLUB ROAD

Prop ID 1940040

Printed 06-Feb-2024 9:05 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MASSEY JANET C
 Second name:
 Address: 40 COUNTRY CLUB ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 020 Clerk map:
 Lot: 1940040 Neigh.: Zone: R40 Vol: 272 Page: 698

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 08-Jan-1985
Resident Land	.92	94,500			Sale price: 123,000
Resident Dwelling	1.00	169,200			Sale valid:
Resident Outbldg	1.00	770			

Values

Resident Excess	.23	1,210	Mkt value :	
			Cost value:	379,543

Summary

Total assessments	265,680	Water Well	Cost/sale :	3.0857
Total exemptions		Sewer Septic	Mkt/sale :	
Net assessment	265,680	Gas None	Assmt/sale:	2.1600

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	135,000	135,000		135,000	94,500
Primary Site	40,075						
RES	12	.230	7,500	1,725		1,725	1,208
Residual	10,019						

1.150 acres	Total land value	136,725	95,708
-------------	------------------	---------	--------

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	02	Cape	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	Story Height 1.5
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 8
Interior Walls	02	Drywall	Garage cars 2
Floors	01	Hardwood	Bedrooms 4
Heating System	05	Electric B/B	Unfinished area
Fuel	03	Electric	Family Rooms 1
Attic	99	None	Dormer linear f 32
Grade	33	C+	Full Baths 1
Garage	12	Basement 2 car	Masonry trim sf 270
Area Over Gar.	01	Fully Finished	Half Baths 1
Basement	04	Full with walk-o	Finish bsmt sz
Bsmt Fin Qual	01	Unfinished	Rec Room Size
Air Condition	99	None	Living area 2,017
Interior Cond	05	Good	Whirlpools
Exterior Cond	05	Good	# Living Units
			M/F stacks
			W/B stacks 2
			W/B openings 2
			Actual Year Built: 1971

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	215,130
Basement	Full with walk		910	
Heating	Yes	A/C No		
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				3,500
Other Features	Mason Trim WB Stks			102,622
			Bsmt Gar	23,074
Sub-Total				344,326
Grade	C+		Factor 1.0800	371,872
CDU			C&D Factor 1.00	371,872
Depreciation			35 %	241,717
			Computed cost value @ 70%	169,202

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	BPAT Brick/flagstone pati	81	1,847
P Porches, Patios, Decks	FOFF Frame open first flo	50	3,046
L Living Area	FRFF Frame first floor	132	15,111
L Living Area	BSMT Basement addition	132	2,432
P Porches, Patios, Decks	DECK Wood deck	418	11,073
L Living Area	FRFF Frame first floor	520	59,530
L Living Area	BSMT Basement addition	520	9,583

Total additions	102,622
-----------------	---------

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	9	8	72	30.00		C	2,160	50	1,100
Utility Shed									
Value at 70%			770				Value at 100%		1,100

