

Property at 00061 COUNTRY CLUB ROAD

Prop ID 1940061

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

Administrative Information

Owner name: EELLS WALTER F JR AND
 Second name: LISA A
 Address: 61 COUNTRY CLUB ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map:
 Lot: 1940061 Neigh.: Zone: R40 Vol: 160 Page: 0481

Assessments

Assmt category	Qty	Amount
Resident Land	.67	94,500
Resident Dwelling	1.00	225,800
Resident Outbldg	2.00	17,220

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 16-Aug-1985
 Sale price: 121,000
 Sale valid:

Values

Mkt value :
 Cost value: 482,171

Summary

Total assessments	337,520
Total exemptions	
Net assessment	337,520

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 3.9849
 Mkt/sale :
 Assmt/sale: 2.7894

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.670	135,000	135,000			135,000	94,500
Primary Site		29,185						

.670 acres

Total land value

135,000

94,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	01	Hardwood		
Heating System	01	Hot Water		
Fuel	01	Oil		
Attic	99	None		
Grade	37	B-		
Garage	22	Attached 2 car		
Area Over Gar.	99	None		
Basement	01	Full		
Bsmt Fin Qual	02	Rec Room w/o air		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1957

Building Valuation Summary

				Area	
Dwelling	Frame	2 story w/bsmt		768	218,990
Basement	Full				
Heating	Yes	A/C Yes			6,320
Plumbing	2 F/B	1 H/B	1 Add'l fix.	1 Wh/p	Saunas
Attic	None			Attic size:	11,500
Additions					165,181
Other Features	Mason Trim	WB Stks	RR		22,174
Sub-Total					424,165
Grade	B-		Factor 1.1700		496,273
CDU			C&D Factor 1.00		496,273
Depreciation			35 %		322,577
Computed cost value @ 70%					225,804

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	644	28,852
L Living Area	FRFF Frame first floor	180	20,607
L Living Area	AIR Air conditioning	180	547
L Living Area	OVER Frame Overhang	32	2,931
L Living Area	AIR Air conditioning	32	97
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437
L Living Area	FRFF Frame first floor	112	12,822
L Living Area	AIR Air conditioning	112	340
L Living Area	FRFF Frame first floor	266	30,452
L Living Area	FRUF Frame upper full	266	22,272
L Living Area	AIR Air conditioning	266	809
L Living Area	FRUF Frame upper full	171	14,318
L Living Area	AIR Air conditioning	171	520
P Porches, Patios, Decks	FEFF Frame enclosed first	228	21,743
P Porches, Patios, Decks	FOFF Frame open first flo	33	2,011
P Porches, Patios, Decks	CPAT Concrete patio	519	4,423

Total additions 165,181

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	7	7	49	30.00		D	1,147	50	600
Utility Shed									
RP1 Pool w/ Plastic Linr	18	36	648	74.05		C	47,984	50	24,000
Value at 70%					17,220	Value at 100%			
						24,600			

