

Property at 00071 COUNTRY CLUB ROAD

Prop ID 1940071

Printed 06-Feb-2024 9:07 AM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: NICKEL JAN K  
Second name:  
Address: 71 COUNTRY CLUB ROAD  
City/state: AVON CT Zip: 06001

## Location Information

Map: 019 Clerk map:  
Lot: 1940071 Neigh.: Zone: R40 Vol: 107 Page: 386

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .74  | 94,500  |
| Resident Dwelling | 1.00 | 170,620 |
| Resident Outbldg  | 1.00 | 840     |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|--------|-----|--------|

## Last sale

Sale date: 13-Oct-1978  
Sale price: 85,500  
Sale valid:

## Values

Mkt value :  
Cost value: 379,943

## Summary

|                   |         |
|-------------------|---------|
| Total assessments | 265,960 |
| Total exemptions  |         |
| Net assessment    | 265,960 |

## Utilities

| Water | Well   |
|-------|--------|
| Sewer | Septic |
| Gas   | None   |

## Sales ratios

Cost/sale : 4.4438  
Mkt/sale :  
Assmt/sale: 3.1106

## Land Information

| Type         | Use | Acres/SqFt | Rate    | Total   | Infl | Fact | Value   | 70% Value |
|--------------|-----|------------|---------|---------|------|------|---------|-----------|
| PRIM         | 11  | .740       | 135,000 | 135,000 |      |      | 135,000 | 94,500    |
| Primary Site |     | 32,234     |         |         |      |      |         |           |

.740 acres Total land value 135,000 94,500

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |   |
|----------------|------|------------------|-------------------------|---|
| Style          | 09   | Dutch Colonial   |                         |   |
| Exterior Walls | 01   | Clapboards       |                         |   |
| Roof Material  | 01   | Asphalt Shingles | Story Height 2.0        |   |
| Roof Type      | 03   | Gambrell         |                         |   |
| Foundation     | 01   | Poured Concrete  | Total Rooms             | 8 |
| Interior Walls | 02   | Drywall          | Bedrooms                | 4 |
| Floors         | 01   | Hardwood         | Family Rooms            | 1 |
| Heating System | 01   | Hot Water        | Full Baths              | 2 |
| Fuel           | 01   | Oil              | Half Baths              | 1 |
| Attic          | 99   | None             | Addtn'l fixtures        | 1 |
| Grade          | 37   | B-               | 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            | 2 |
| Air Condition  | 99   | None             |                         |   |
| Interior Cond  | 05   | Good             |                         |   |
| Exterior Cond  | 05   | Good             | Actual Year Built: 1977 |   |

## Building Valuation Summary

|                |       |                |              | Area        |         |
|----------------|-------|----------------|--------------|-------------|---------|
| Dwelling       | Frame | 2 story w/bsmt |              | 952         | 254,920 |
| Basement       | Full  |                |              |             |         |
| Heating        | Yes   | A/C No         |              |             |         |
| Plumbing       | 2 F/B | 1 H/B          | 1 Add'l fix. | Wh/p        | Saunas  |
| Attic          | None  |                |              | Attic size: | 9,000   |
| Additions      |       |                |              |             | 47,341  |
| Other Features |       | WB Stks        |              |             | 9,250   |

|              |    |                           |         |
|--------------|----|---------------------------|---------|
| Sub-Total    |    |                           | 320,511 |
| Grade        | B- | Factor 1.1700             | 374,998 |
| CDU          |    | C&D Factor 1.00           | 374,998 |
| Depreciation |    | 35 %                      | 243,749 |
|              |    | Computed cost value @ 70% | 170,624 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| G Garages                | FR Attached frame LE 65   | 490  | 21,831 |
| P Porches, Patios, Decks | FOFF Frame open first flo | 44   | 2,681  |
| P Porches, Patios, Decks | FEFF Frame enclosed first | 168  | 16,021 |
| P Porches, Patios, Decks | DECK Wood deck            | 257  | 6,808  |

Total additions 47,341

## Outbuilding Information

| Description  | Wid | Len | Area | Rate  | Year | Cnd | RCN           | Depr | Value |
|--------------|-----|-----|------|-------|------|-----|---------------|------|-------|
| RS1 Frame    | 8   | 10  | 80   | 30.00 |      | C   | 2,400         | 50   | 1,200 |
| Utility Shed |     |     |      |       |      |     |               |      |       |
| Value at 70% |     |     | 840  |       |      |     | Value at 100% |      | 1,200 |

