

Property at 00095 COUNTRY CLUB ROAD

Prop ID 1940095

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Administrative Information

Owner name: THOMAS J DONALDSON & CYNTHIA T
 Second name:
 Address: 95 COUNTRY CLUB ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map:
 Lot: 1940095 Neigh.: Zone: R40 Vol: 800 Page: 1239

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale
Resident Land	.92	94,500	AFA Veteran	3,500	Sale date: 18-Feb-2025
Resident Dwelling	1.00	176,240	CFB Add Vet	1,750	Sale price: 550,000
Resident Outbldg	1.00	2,030	DAC Veteran	10,000	Sale valid:

Values

Mkt value :
 Cost value: 389,671

Summary

Summary	Amount	Utilities	Sales ratios
Total assessments	272,770	Water Well	Cost/sale : .7085
Total exemptions	15,250	Sewer Public sewer	Mkt/sale :
Net assessment	257,520	Gas None	Assmt/sale: .4959

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					

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

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addn'l fixtures	
Grade	33	C+	Whirlpools	
Garage	23	Attached 3 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	06	Ductless Split U		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1956	

Building Valuation Summary

	Area	
Dwelling Frame 1 story w/bsmt	1,641	262,450
Basement Full with walk		
Heating Yes A/C Yes		7,510
Plumbing 2 F/B H/B Add'l fix. Wh/p Saunas		5,000
Attic None Attic size:		
Additions		72,881
Other Features Mason Trim WB Stks		10,815

Sub-Total	358,656
Grade C+ Factor 1.0800	387,348
CDU C&D Factor 1.00	387,348
Depreciation 35 %	251,776
Computed cost value @ 70%	176,243

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	144	16,485
P Porches, Patios, Decks	DECK Wood deck	588	15,576
L Living Area	OVER Frame Overhang	30	2,748
G Garages	FRL Attached frame GT 65	840	37,634
L Living Area	AIR Air conditioning	144	438

Total additions 72,881

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	16	192	30.00		C	5,760	50	2,900
Utility Shed									

Value at 70% 2,030

Value at 100% 2,900

