

Property at 00102 COUNTRY CLUB ROAD

LT1

Prop ID 1940102

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Administrative Information

Owner name: LOPEZ THOMAS & ANDREA
 Second name:
 Address: 102 COUNTRY CLUB ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map:
 Lot: 1940102 Neigh.: Zone: R40 Vol: 810 Page: 1293

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Dwelling	1.00	374,040

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 06-Jan-2026
 Sale price: 755,000
 Sale valid:

Values

Mkt value :
 Cost value: 670,286

Summary

Total assessments	469,200
Total exemptions	
Net assessment	469,200

Utilities

Water	Well
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : .8878
 Mkt/sale :
 Assmt/sale: .6215

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	.125	7,500	938			938	657
Residual		5,445						

1.045 acres

Total land value

135,938

95,157

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	47	A-	Full Baths	4
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	3,582
Exterior Cond	05	Good	Whirlpools	1
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 2002	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,372	336,940
Basement	Full			
Heating	Yes	A/C Yes		9,650
Plumbing	4 F/B	H/B 2 Add'l fix.	1 Wh/p	18,500
Attic	None	Attic size:		
Additions				119,509
Other Features		WB Stks		6,750
Sub-Total				491,349
Grade	A-	Factor 1.4500		712,456
CDU		C&D Factor 1.00		712,456
Depreciation		25 %		534,342
Computed cost value @ 70%				374,039

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	816	36,558
G Garages	FSF Full-story fin o/gar	480	32,152
L Living Area	AIR Air conditioning	480	1,459
P Porches, Patios, Decks	FOFF Frame open first flo	30	1,828
L Living Area	BSMT Basement addition	330	6,081
L Living Area	FRFF Frame first floor	330	37,779
L Living Area	AIR Air conditioning	330	1,003
L Living Area	OVER Frame Overhang	28	2,564
L Living Area	AIR Air conditioning	28	85

Total additions 119,509

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
Value at 70%					Value at 100%				

