

Property at 00119 COUNTRY CLUB ROAD

Prop ID 1940119

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Administrative Information

Owner name: WERHAN CRAIG & LISA
 Second name:
 Address: 119 COUNTRY CLUB ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map:
 Lot: 1940119 Neigh.: Zone: R40 Vol: 728 Page: 822

Assessments

Assmt category	Qty	Amount
Resident Land	.89	94,500
Resident Dwelling	1.00	211,820
Resident Outbldg	1.00	1,680

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 23-May-2019
 Sale price: 447,500
 Sale valid:

Values

Mkt value :
 Cost value: 440,000

Summary

Total assessments	308,000
Total exemptions	
Net assessment	308,000

Utilities

Water	Well
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : .9832
 Mkt/sale :
 Assmt/sale: .6883

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.890	135,000	135,000			135,000	94,500
Primary Site		38,768						

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

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	01	Hardwood		
Heating System	02	Forced Hot Air		
Fuel	01	Oil		
Attic	99	None		
Grade	33	C+		
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

Dwelling	Frame	1 story w/bsmt	Area	1,644	262,840
Basement	Full				
Heating	Yes	A/C Yes			7,520
Plumbing	2 F/B	2 H/B 1 Add'l fix.	Wh/p	Saunas	12,500
Attic	None	Attic size:			
Additions					113,515
Other Features		WB Stks	RR		34,674
Sub-Total					431,049
Grade	C+	Factor 1.0800			465,533
CDU		C&D Factor 1.00			465,533
Depreciation		35 %			302,596
Computed cost value @ 70%					211,817

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	400	18,320
P Porches, Patios, Decks	DECK Wood deck	320	8,477
L Living Area	FRFF Frame first floor	501	57,355
L Living Area	BSMT Basement addition	501	9,232
L Living Area	AIR Air conditioning	501	1,523
P Porches, Patios, Decks	BPAT Brick/flagstone pati	816	18,608

Total additions 113,515

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	16	160	30.00	2017	C	4,800	50	2,400
Utility Shed									
Value at 70%					1,680	Value at 100%			
						2,400			

