

Property at 00125 COUNTRY CLUB ROAD

Prop ID 1940125

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Administrative Information

Owner name: INSIXIENGMAI KETMANY &
 Second name: INSIXIENGMAI CHRISTINE
 Address: 125 COUNTRY CLUB ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map:
 Lot: 1940125 Neigh.: Zone: R40 Vol: 815 Page: 311

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 03-Jun-2026
Resident Land	.89	94,500				Sale price: 650,000
Resident Dwelling	1.00	203,520				Sale valid:
Resident Outbldg	1.00	1,400				Values
						Mkt value :
						Cost value: 427,743
Summary			Utilities		Sales ratios	
Total assessments	299,420		Water	Well	Cost/sale :	.6581
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	299,420		Gas	None	Assmt/sale:	.4606

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	10	Vertical Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	3
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	33	C+	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	03	Rec Room W/ Air	W/B openings	2
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	1,688	268,630
Basement	Full				
Heating	Yes	A/C Yes			7,680
Plumbing	3 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		13,500
Additions					90,036
Other Features		WB Stks	RR		34,311
Sub-Total					414,157
Grade	C+	Factor 1.0800			447,290
CDU		C&D Factor 1.00			447,290
Depreciation		35 %			290,739
		Computed cost value @ 70%			203,517

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	490	12,980
P Porches, Patios, Decks	CPAT Concrete patio	252	2,148
G Garages	FR Attached frame LE 65	462	20,739
L Living Area	FRFF Frame first floor	374	42,816
L Living Area	AIR Air conditioning	374	1,137
P Porches, Patios, Decks	BPAT Brick/flagstone pati	448	10,216
Total additions			90,036

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	11	12	132	30.00		C	3,960	50	2,000
Utility Shed									
Value at 70%			1,400				Value at 100%		2,000

