

Property at 00323 COUNTRY CLUB ROAD

Prop ID 1940323

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Administrative Information

Owner name: LUZZI JOSEPH F & MARILYN S
 Second name:
 Address: 323 COUNTRY CLUB ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map: 91 058
 Lot: 1940323 Neigh.: Zone: R30 Vol: 722 Page: 598

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 25-Jul-1984
Resident Land	1.84	94,500	APA Veteran	328,850	Sale price:
Resident Dwelling	1.00	234,140	DAC Veteran	3,400	Sale valid:

Values

Resident Excess	2.75	3,610	Mkt value :	Cost value:	474,643
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Summary

Total assessments	332,250	Water Well	Cost/sale :
Total exemptions	332,250	Sewer Septic	Mkt/sale :
Net assessment		Gas None	Assmt/sale:

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	1.840	135,000	135,000		135,000	94,500
Primary Site		80,150					
RES	12	2.752	7,500	20,640	.75	5,160	3,612
Residual		119,877					
4.592 acres				Total land value		140,160	98,112

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	220,240
Basement	Full with walk		940	
Heating	Yes	A/C Yes		6,340
Plumbing	2 F/B	1 H/B	1 Add'l fix.	Wh/p Saunas 9,000
Attic	None		Attic size:	
Additions				166,069
Other Features	WB Stks			6,750

Sub-Total		408,399
Grade B	Factor 1.2600	514,583
CDU	C&D Factor 1.00	514,583
Depreciation	35 %	334,479
	Computed cost value @ 70%	234,135

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	572	65,483
L Living Area	UATT Unfinished attic	572	10,013
P Porches, Patios, Decks	DECK Wood deck	490	12,980
L Living Area	FRFF Frame first floor	288	32,971
L Living Area	BSMT Basement addition	288	5,307
P Porches, Patios, Decks	FOFF Frame open first flo	156	9,504
P Porches, Patios, Decks	FOFF Frame open first flo	52	3,168
P Porches, Patios, Decks	FOFF Frame open first flo	54	3,290
G Garages	FR Attached frame LE 65	529	23,353

Total additions 166,069

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	02	Cape	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	Story Height 1.5
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 8
Interior Walls	02	Drywall	Garage cars 2
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	40	B	Full Baths 2
Garage	22	Attached 2 car	Masonry trim sf
Area Over Gar.	99	None	Half Baths 1
Basement	04	Full with walk-o	Finish bsmt sz
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures 1
Air Condition	01	Central Air	Rec Room Size
Interior Cond	05	Good	Living area 2,270
Exterior Cond	05	Good	Whirlpools
			# Living Units 1
			M/F stacks
			W/B stacks 1
			W/B openings 1
Actual Year Built: 1984			

