

Property at 00345 COUNTRY CLUB ROAD

Prop ID 1940345

Printed 09-Jul-2024 12:49 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: LABINS SUSAN A TRUSTEE
Second name:
Address: 345 COUNTRY CLUB ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
Lot: 1940345 Neigh.: Zone: R40 Vol: 792 Page: 95

Assessments

Assmt category	Qty	Amount
Resident Land	.76	94,500
Resident Dwelling	1.00	126,900

Exemptions

Exempt	Cat	Amount
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Last sale

Sale date: 12-May-2022
Sale price: 280,000
Sale valid:

Values

Mkt value :
Cost value: 316,286

Summary

Total assessments	221,400
Total exemptions	
Net assessment	221,400

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.1296
Mkt/sale :
Assmt/sale: .7907

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.760	135,000	135,000			135,000	94,500
Primary Site		33,106						

.760 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	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	5
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	1
Grade	30	C	Whirlpools	
Garage	11	Basement 1 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	1
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	2
Air Condition	06	Ductless Split U		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1956	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area 1,444	236,520
Basement	Full with walk			
Heating	Yes	A/C Yes		6,780
Plumbing	1 F/B	1 H/B	1 Add'l fix.	Wh/p Saunas 4,000
Attic	None		Attic size:	
Additions				14,103
Other Features	WB Stks	RR	Bsmt Gar	17,507

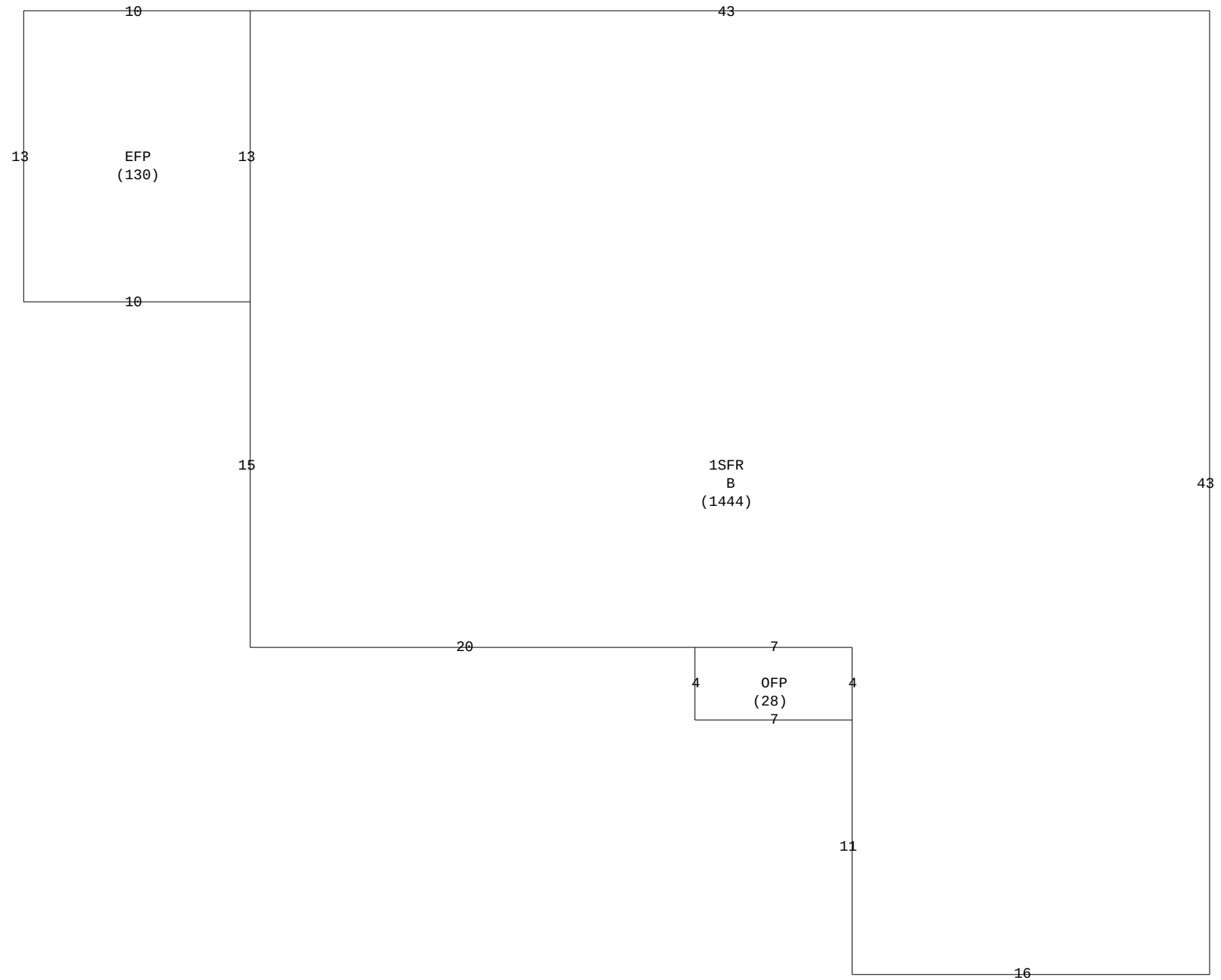
Sub-Total				278,910
Grade	C	Factor 1.0000		278,910
CDU		C&D Factor 1.00		278,910
Depreciation		35 %		181,292
		Computed cost value @ 70%		126,904

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	F0FF Frame open first flo	28	1,706
P Porches, Patios, Decks	FEFF Frame enclosed first	130	12,397

Total additions 14,103

Scale: 1" = 6.49 feet



THE SUSAN A LABINS REV TRST INDENTURE DTD 1-24-19 V792 P95 3-27-24