

Property at 00447 COUNTRY CLUB ROAD

Prop ID 1940447

Printed 06-Feb-2024 9:22 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: DANGELO NICHOLAS
Second name:
Address: 447 COUNTRY CLUB ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
Lot: 1940447 Neigh.: Zone: R40 Vol: 707 Page: 021

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Dwelling	1.00	160,590

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 21-Feb-2017
Sale price: 255,000
Sale valid:

Values

Resident Excess	1.48	7,750

Mkt value :
Cost value: 375,486

Summary

Total assessments	262,840
Total exemptions	
Net assessment	262,840

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.4725
Mkt/sale :
Assmt/sale: 1.0307

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	1.476	7,500	11,070			11,070	7,749
Residual		64,295						

2.396 acres

Total land value

146,070

102,249

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	6
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addn'l fixtures	1
Grade	33	C+	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	2
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1953	

Building Valuation Summary

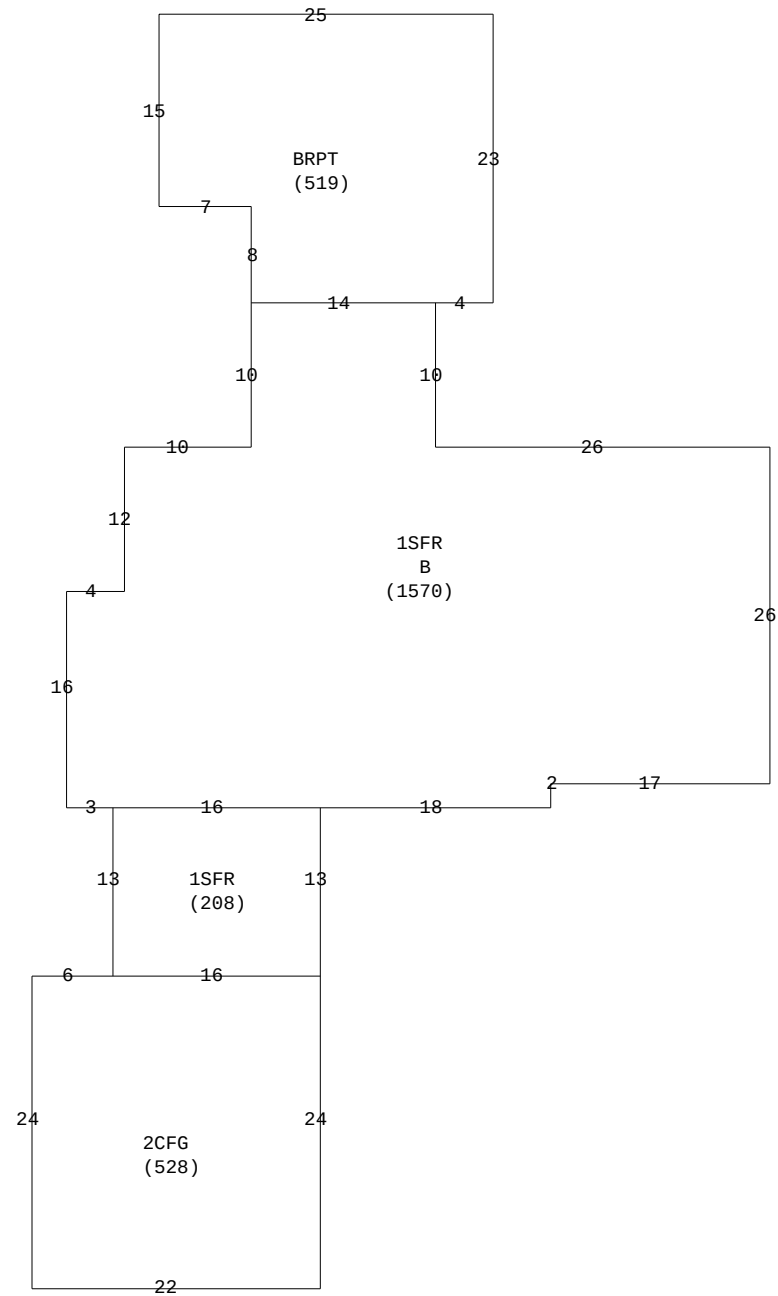
Dwelling	Frame	1 story w/bsmt	Area	253,100
Basement	Full with walk		1,570	
Heating	Yes	A/C No		
Plumbing	2 F/B	H/B 1 Add'l fix.	Wh/p	Saunas 5,500
Attic	None	Attic size:		
Additions				58,961
Other Features	WB Stks			9,250

Sub-Total			326,811
Grade	C+	Factor 1.0800	352,956
CDU		C&D Factor 1.00	352,956
Depreciation		35 %	229,421
		Computed cost value @ 70%	160,595

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	BPAT Brick/flagstone pati	519	11,835
L Living Area	FRFF Frame first floor	208	23,812
G Garages	FR Attached frame LE 65	528	23,314

Total additions 58,961



NAME CHANGE JULIA SPENCER-FARY TO JULIA FARISH SPENCER 5-9-06 541/279