

Property at 00448 COUNTRY CLUB ROAD

Prop ID 1940448

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Administrative Information

Owner name: DANIELS MORGAN
 Second name:
 Address: 448 COUNTRY CLUB ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 1940448 Neigh.: Zone: R40 Vol: 749 Page: 1041

Assessments

Assmt category	Qty	Amount
Resident Land	.49	94,500
Resident Dwelling	1.00	118,550
Resident Outbldg	2.00	8,890

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 17-Nov-2020
 Sale price: 260,000
 Sale valid:

Values

Mkt value :
 Cost value: 317,057

Summary

Total assessments	221,940
Total exemptions	
Net assessment	221,940

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.2195
 Mkt/sale :
 Assmt/sale: .8536

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.490	135,000	135,000			135,000	94,500
Primary Site		21,344						

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

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	17	Old style		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	01	Plaster	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	02	Forced Hot Air	Full Baths	1
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	33	C+	Whirlpools	
Garage	32	Detached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		
			Actual Year Built: 1869	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	480	141,900
Basement	Full				
Heating	Yes	A/C Yes			4,130
Plumbing	1 F/B	H/B Add'l fix.	Wh/p	Saunas	
Attic	None	Attic size:			
Additions					88,478
Other Features		WB Stks			6,750
Sub-Total					241,258
Grade	C+	Factor 1.0800			260,559
CDU		C&D Factor 1.00			260,559
Depreciation		35 %			169,363
Computed cost value @ 70%					118,554

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	392	44,877
L Living Area	BSMT Basement addition	392	7,224
L Living Area	AIR Air conditioning	392	1,192
L Living Area	FRFF Frame first floor	112	12,822
L Living Area	BSMT Basement addition	112	2,064
L Living Area	AIR Air conditioning	112	340
L Living Area	FRFF Frame first floor	40	4,579
L Living Area	AIR Air conditioning	40	122
P Porches, Patios, Decks	FEFF Frame enclosed first	160	15,258

Total additions 88,478

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	20	22	440	55.95		C	24,618	50	12,300
Block Detach Garage									
RS2 Metal	8	6	48	30.00		E	720	50	400
Utility Shed									
Value at 70%					8,890	Value at 100%			
						12,700			

