

Property at 00454 COUNTRY CLUB ROAD

Prop ID 1940454

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Administrative Information

Owner name: NEFF WILLIAM E III AND
 Second name: ELIZABETH R
 Address: 454 COUNTRY CLUB ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 1940454 Neigh.: Zone: R40 Vol: 064 Page: 0148

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale
Resident Land	.66	94,500	AAA Veteran	1,000	Sale date: 17-Jul-1969
Resident Dwelling	1.00	163,870	CAB Add Vet	500	Sale price: 28,000
Resident Outbldg	1.00	10,570	DAC Veteran	10,000	Sale valid:

Values

Mkt value :
 Cost value: 384,200

Summary

Summary	Amount	Utilities	Sales ratios
Total assessments	268,940	Water Well	Cost/sale : 13.7214
Total exemptions	11,500	Sewer Public sewer	Mkt/sale :
Net assessment	257,440	Gas None	Assmt/sale: 9.6050

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.660	135,000	135,000		135,000	94,500
Primary Site		28,750					

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

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	01	Plaster	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	3
Grade	33	C+	Whirlpools	
Garage	99	None	Saunas	
Area Over Gar.	99	None	M/F stacks	1
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1940	

Building Valuation Summary

	Area	
Dwelling Frame 1 1/2 story w/bsmt	992	229,090
Basement Full		
Heating Yes A/C Yes		6,590
Plumbing 2 F/B 1 H/B 3 Add'l fix. Wh/p		10,000
Attic None Attic size:		
Additions		72,497
Other Features Mason Trim WB Stks M Stks		15,299

Sub-Total	333,476
Grade C+	
Factor 1.0800	360,154
CDU C&D Factor 1.00	360,154
Depreciation 35 %	234,100
Computed cost value @ 70%	163,870

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	203	5,377
L Living Area	FRFF Frame first floor	35	4,007
L Living Area	AIR Air conditioning	35	106
L Living Area	FRFF Frame first floor	418	47,853
L Living Area	FRUF Frame upper full	160	13,397
L Living Area	AIR Air conditioning	418	1,271
L Living Area	AIR Air conditioning	160	486

Total additions 72,497

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
AB2 Flat barn	40	20	800	37.75		C	30,200	50	15,100
Value at 70%	10,570						Value at 100%		15,100

