

Property at 00519 COUNTRY CLUB ROAD

Prop ID 1940519

Printed 06-Feb-2024 9:26 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: ZACCHIO GREGORY A &
 Second name: ALEXANDER HOLLY E
 Address: 519 COUNTRY CLUB ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 1940519 Neigh.: Zone: R40 Vol: 284 Page: 244

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 30-Sep-1993	
Resident Land	.92	94,500			Sale price:	200,000
Resident Dwelling	1.00	203,910			Sale valid:	
Resident Outbldg	1.00	980			Values	
					Mkt value :	
Resident Excess	.18	950			Cost value:	429,057
Summary			Utilities		Sales ratios	
Total assessments		300,340	Water	Connecticut	Cost/sale :	2.1453
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		300,340	Gas	None	Assmt/sale:	1.5017

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	.180	7,500	1,350		1,350	945
Residual		7,841					
1.100 acres				Total land value		136,350	95,445

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	4
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	
Grade	40	B	Whirlpools	
Garage	22	Attached 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	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1968	

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	988
Basement	Full		261,950
Heating	Yes	A/C No	
Plumbing	2 F/B	1 H/B	Add'l fix.
Attic	None		Wh/p
Additions			Saunas
Other Features			8,500
			78,480
			6,750
Sub-Total			355,680
Grade	B	Factor 1.2600	448,157
CDU		C&D Factor 1.00	448,157
Depreciation		35 %	291,302
		Computed cost value @ 70%	203,911

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	252	28,849
L Living Area	FRFF Frame first floor	154	17,630
L Living Area	BSMT Basement addition	154	2,838
P Porches, Patios, Decks	FOFF Frame open first flo	96	5,849
G Garages	FR Attached frame LE 65	528	23,314
Total additions			78,480

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	30.00	2007	C	2,880	50	1,400
Utility Shed									
Value at 70%			980				Value at 100%		1,400

