

Property at 00539 COUNTRY CLUB ROAD

Prop ID 1940539

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

Administrative Information

Owner name: KIRK RANDALL C
 Second name:
 Address: 539 COUNTRY CLUB ROAD
 City/state: AVON CONN Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 1940539 Neigh.: Zone: R40 Vol: 257 Page: 172

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Dwelling	1.00	140,900
Resident Outbldg	1.00	980

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 02-Mar-1992
 Sale price: 150,000
 Sale valid:

Values

Assmt category	Qty	Amount	Mkt value	Cost value
Resident Excess	.26	1,370		339,643

Summary

Category	Value
Total assessments	237,750
Total exemptions	
Net assessment	237,750

Utilities

Utility	Value
Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Category	Ratio
Cost/sale	2.2643
Mkt/sale	
Assmt/sale	1.5850

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	.260	7,500	1,950			1,950	1,365
Residual		11,326						

1.180 acres

Total land value

136,950

95,865

Building Valuation Summary

Category	Value	Area
Dwelling	Frame 1 1/2 story w/bsmt	884
Basement	Full	
Heating	Yes A/C No	
Plumbing	1 F/B H/B Add'l fix. Wh/p	
Attic	None Attic size:	
Other Features		53,976

Category	Value
Sub-Total	264,676
Grade B-	Factor 1.1700
CDU	C&D Factor 1.00
Depreciation	35 %
Computed cost value @ 70%	140,900

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	F0FF Frame open first flo	105	6,397
P Porches, Patios, Decks	FEFF Frame enclosed first	120	11,443
L Living Area	FRFF Frame first floor	112	12,822
G Garages	FR Attached frame LE 65	528	23,314

Total additions 53,976

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	02	Cape	
Exterior Walls	03	Aluminum Siding	
Roof Material	01	Asphalt Shingles	
Roof Type	01	Gable	
Foundation	01	Poured Concrete	
Interior Walls	01	Plaster	
Floors	01	Hardwood	
Heating System	02	Forced Hot Air	
Fuel	01	Oil	
Attic	99	None	
Grade	37	B-	
Garage	22	Attached 2 car	
Area Over Gar.	99	None	
Basement	01	Full	
Bsmt Fin Qual	01	Unfinished	
Air Condition	99	None	
Interior Cond	05	Good	
Exterior Cond	05	Good	

Actual Year Built: 1800

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	6	15	90	30.00		C	2,700	50	1,400
Utility Shed									

Value at 70%

980

Value at 100%

1,400

