

Property at 00560 COUNTRY CLUB ROAD

Prop ID 1940560

Printed 06-Feb-2024 9:27 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: LONGHI-EDDY LEANN AND
Second name: EDDY CHRISTOPHER B
Address: 560 COUNTRY CLUB ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map: 95 098
Lot: 1940560 Neigh.: Zone: R40 Vol: 497 Page: 340

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Dwelling	1.00	155,150

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 03-May-2004
Sale price: 150,000
Sale valid: N

Values

Mkt value :
Cost value: 356,643

Summary

Total assessments	249,650
Total exemptions	
Net assessment	249,650

Utilities

Water	Well
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 2.3776
Mkt/sale :
Assmt/sale: 1.6643

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						

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

Building Valuation Summary

			Area	
Dwelling	Frame	1 1/2 story w/bsmt	1,120	250,890
Basement	Full with walk			
Heating	Yes	A/C Yes		7,200
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas 5,000
Attic	None	Attic size:		
Additions				39,145
Other Features	WB Stks			13,500

Sub-Total			315,735
Grade	C+	Factor 1.0800	340,994
CDU		C&D Factor 1.00	340,994
Depreciation		35 %	221,646
		Computed cost value @ 70%	155,152

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	144	16,485
G Garages	FR Attached frame LE 65	500	22,222
L Living Area	AIR Air conditioning	144	438

Total additions 39,145

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
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	36
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	33	C+	Whirlpools	1,824
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	2
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: 1948	

