

Property at 00585 COUNTRY CLUB ROAD

Prop ID 1940585

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## Administrative Information

Owner name: WHELAN CHRISTOPHER J TRUSTEE  
 Second name: WHELAN LEE W C TRUSTEE  
 Address: 585 COUNTRY CLUB RD  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 017 Clerk map:  
 Lot: 1940585 Neigh.: Zone: R40 Vol: 784 Page: 822

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .92  | 94,500  |
| Resident Dwelling | 1.00 | 314,170 |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 27-Apr-2004  
 Sale price: 409,500  
 Sale valid:

## Values

Mkt value :  
 Cost value: 592,286

## Summary

| Total assessments | 414,600 |
|-------------------|---------|
| Total exemptions  |         |
| Net assessment    | 414,600 |

## Utilities

| Water | Connecticut  |
|-------|--------------|
| Sewer | Public sewer |
| Gas   | None         |

## Sales ratios

Cost/sale : 1.4464  
 Mkt/sale :  
 Assmt/sale: 1.0125

## 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  | 1.130      | 7,500   | 8,475   |      |      | 8,475   | 5,933     |
| Residual     |     | 49,223     |         |         |      |      |         |           |

2.050 acres

Total land value

143,475

100,433

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |   |
|----------------|------|------------------|-------------------------|---|
| Style          | 17   | Old style        |                         |   |
| Exterior Walls | 01   | Clapboards       |                         |   |
| Roof Material  | 01   | Asphalt Shingles | Story Height 2.0        |   |
| Roof Type      | 01   | Gable            |                         |   |
| Foundation     | 01   | Poured Concrete  | Total Rooms             | 9 |
| Interior Walls | 01   | Plaster          | Garage cars             | 3 |
| Floors         | 01   | Hardwood         | Bedrooms                | 4 |
| Heating System | 01   | Hot Water        | Family Rooms            | 1 |
| Fuel           | 01   | Oil              | Full Baths              | 4 |
| Attic          | 02   | Unfinished       | Half Baths              |   |
| Grade          | 40   | B                | Addtn'l fixtures        | 3 |
| Garage         | 23   | Attached 3 car   | Whirlpools              |   |
| Area Over Gar. | 01   | Fully Finished   | Saunas                  |   |
| Basement       | 01   | Full             | M/F stacks              |   |
| Bsmt Fin Qual  | 02   | Rec Room w/o air | W/B stacks              |   |
| Air Condition  | 01   | Central Air      | W/B openings            |   |
| Interior Cond  | 05   | Good             |                         |   |
| Exterior Cond  | 05   | Good             | Actual Year Built: 1800 |   |

## Building Valuation Summary

|                |            |                  |      |        |         |
|----------------|------------|------------------|------|--------|---------|
| Dwelling       | Frame      | 2 story w/bsmt   | Area | 1,347  | 332,060 |
| Basement       | Full       |                  |      |        |         |
| Heating        | Yes        | A/C Yes          |      |        | 9,510   |
| Plumbing       | 4 F/B      | H/B 3 Add'l fix. | Wh/p | Saunas | 16,500  |
| Attic          | Unfinished | Attic size: 650  |      |        | 10,357  |
| Additions      |            |                  |      |        | 174,296 |
| Other Features |            | RR               |      |        | 5,285   |

|              |   |                           |  |         |
|--------------|---|---------------------------|--|---------|
| Sub-Total    |   |                           |  | 548,008 |
| Grade        | B | Factor 1.2600             |  | 690,490 |
| CDU          |   | C&D Factor 1.00           |  | 690,490 |
| Depreciation |   | 35 %                      |  | 448,819 |
|              |   | Computed cost value @ 70% |  | 314,173 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| P Porches, Patios, Decks | FOFF Frame open first flo | 348  | 21,202 |
| L Living Area            | FRFF Frame first floor    | 56   | 6,411  |
| L Living Area            | BSMT Basement addition    | 56   | 1,032  |
| P Porches, Patios, Decks | DECK Wood deck            | 434  | 11,497 |
| G Garages                | FRL Attached frame GT 65  | 840  | 37,634 |
| G Garages                | FSF Full-story fin o/gar  | 576  | 38,583 |
| P Porches, Patios, Decks | FOUF Frame open upper flo | 264  | 10,064 |
| L Living Area            | BSMT Basement addition    | 338  | 6,229  |
| L Living Area            | FRFF Frame first floor    | 338  | 38,695 |
| L Living Area            | AIR Air conditioning      | 338  | 1,028  |
| L Living Area            | AIR Air conditioning      | 56   | 170    |
| L Living Area            | AIR Air conditioning      | 576  | 1,751  |

Total additions 174,296

