

Property at 00635 COUNTRY CLUB ROAD

Prop ID 1940635

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## Administrative Information

Owner name: CROWE CATHERINE M  
 Second name:  
 Address: 635 COUNTRY CLUB ROAD  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 017 Clerk map:  
 Lot: 1940635 Neigh.: Zone: R30 Vol: 726 Page: 154

| Assessments       |      |         | Exemptions |              | Last sale    |                        |
|-------------------|------|---------|------------|--------------|--------------|------------------------|
| Assmt category    | Qty  | Amount  | Exempt     | Cat          | Amount       | Sale date: 21-Sep-1993 |
| Resident Land     | .92  | 94,500  |            |              |              | Sale price:            |
| Resident Dwelling | 1.00 | 240,000 |            |              |              | Sale valid:            |
| Resident Outbldg  | 2.00 | 25,410  |            |              |              | Values                 |
| Resident Excess   | .55  | 2,890   |            |              |              | Mkt value :            |
|                   |      |         |            |              |              | Cost value: 518,286    |
| Summary           |      |         | Utilities  |              | Sales ratios |                        |
| Total assessments |      | 362,800 | Water      | Connecticut  | Cost/sale :  |                        |
| Total exemptions  |      |         | Sewer      | Public sewer | Mkt/sale :   |                        |
| Net assessment    |      | 362,800 | Gas        | None         | Assmt/sale:  |                        |

## 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     | .550       | 7,500   | 4,125            |      |      | 4,125   | 2,888     |
| Residual     | 23,958 |            |         |                  |      |      |         |           |
| 1.470 acres  |        |            |         | Total land value |      |      | 139,125 | 97,388    |

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |       |
|----------------|------|------------------|-------------------------|-------|
| Style          | 01   | Ranch            |                         |       |
| Exterior Walls | 04   | Vinyl Siding     |                         |       |
| Roof Material  | 01   | Asphalt Shingles | Story Height 1.0        |       |
| Roof Type      | 01   | Gable            |                         |       |
| Foundation     | 01   | Poured Concrete  | Total Rooms             | 8     |
| Interior Walls | 02   | Drywall          | Garage cars             | 3     |
| Floors         | 07   | Hardwood/Carpet  | Bedrooms                | 4     |
| Heating System | 01   | Hot Water        | Unfinished area         |       |
| Fuel           | 01   | Oil              | Family Rooms            | 1     |
| Attic          | 99   | None             | Dormer linear f         |       |
| Grade          | 30   | C                | Full Baths              | 2     |
| Garage         | 13   | Basement 3 car   | Masonry trim sf         |       |
| Area Over Gar. | 99   | None             | Half Baths              | 1     |
| Basement       | 01   | Full             | Finish bsmt sz          |       |
| Bsmt Fin Qual  | 02   | Rec Room w/o air | Addtn'l fixtures        | 1     |
| Air Condition  | 01   | Central Air      | Whirlpools              | 1     |
| Interior Cond  | 04   | Average          | Living area             | 3,162 |
| Exterior Cond  | 04   | Average          | # Living Units          | 1     |
|                |      |                  | M/F stacks              |       |
|                |      |                  | W/B stacks              | 1     |
|                |      |                  | W/B openings            | 1     |
|                |      |                  | Actual Year Built: 1950 |       |

## Building Valuation Summary

|                           |       |                |                 |             |        | Area |         |
|---------------------------|-------|----------------|-----------------|-------------|--------|------|---------|
| Dwelling                  | Frame | 1 story w/bsmt |                 |             |        | 860  | 159,670 |
| Basement                  | Full  |                |                 |             |        |      |         |
| Heating                   | Yes   | A/C Yes        |                 |             |        |      | 4,610   |
| Plumbing                  | 2 F/B | 1 H/B          | 1 Add'l fix.    | 1 Wh/p      | Saunas |      | 11,500  |
| Attic                     | None  |                |                 | Attic size: |        |      |         |
| Additions                 |       |                |                 |             |        |      | 333,153 |
| Other Features            |       | WB Stks        | RR              | Bsmt Gar    |        |      | 18,535  |
| Sub-Total                 |       |                |                 |             |        |      | 527,468 |
| Grade                     | C     |                | Factor 1.0000   |             |        |      | 527,468 |
| CDU                       |       |                | C&D Factor 1.00 |             |        |      | 527,468 |
| Depreciation              |       |                | 35 %            |             |        |      | 342,854 |
| Computed cost value @ 70% |       |                |                 |             |        |      | 239,998 |

## Building additions

| Category                 | Type                      | Area  | Value   |
|--------------------------|---------------------------|-------|---------|
| L Living Area            | FRFF Frame first floor    | 304   | 34,802  |
| P Porches, Patios, Decks | FOFF Frame open first flo | 45    | 2,742   |
| L Living Area            | BSMT Basement addition    | 930   | 17,138  |
| L Living Area            | FRFF Frame first floor    | 930   | 106,467 |
| L Living Area            | BSMT Basement addition    | 1,068 | 19,681  |
| L Living Area            | FRFF Frame first floor    | 1,068 | 122,266 |
| P Porches, Patios, Decks | DECK Wood deck            | 354   | 9,377   |
| P Porches, Patios, Decks | BPAT Brick/flagstone pati | 600   | 13,682  |
| L Living Area            | AIR Air conditioning      | 304   | 924     |
| L Living Area            | AIR Air conditioning      | 930   | 2,827   |
| L Living Area            | AIR Air conditioning      | 1,068 | 3,247   |

Total additions 333,153

## Outbuilding Information

| Description         | Wid | Len    | Area          | Rate  | Year   | Cnd | RCN    | Depr | Value  |
|---------------------|-----|--------|---------------|-------|--------|-----|--------|------|--------|
| RS1 Frame           | 10  | 10     | 100           | 30.00 | 1994   | C   | 3,000  | 50   | 1,500  |
| Utility Shed        |     |        |               |       |        |     |        |      |        |
| RG1 Frame or Con    | 38  | 26     | 988           | 55.95 | 2011   | B   | 69,651 | 50   | 34,800 |
| Block Detach Garage |     |        |               |       |        |     |        |      |        |
| Value at 70%        |     | 25,410 | Value at 100% |       | 36,300 |     |        |      |        |

