

Property at 00651 COUNTRY CLUB ROAD

Prop ID 1940651

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Administrative Information

Owner name: CESARO MICHAEL J &
 Second name: CHRISTINE G
 Address: 651 COUNTRY CLUB ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 1940651 Neigh.: Zone: R30 Vol: 677 Page: 840

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 02-Sep-2014
Resident Land	.92	94,500				Sale price: 305,000
Resident Dwelling	1.00	206,410				Sale valid:
					Values	
Resident Excess	.06	320			Mkt value :	
					Cost value:	430,329
Summary			Utilities		Sales ratios	
Total assessments		301,230	Water	Connecticut	Cost/sale :	1.4109
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		301,230	Gas	None	Assmt/sale:	.9876

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	.060	7,500	450			450	315
Residual		2,614						
							Values	
							Sales ratios	
							Cost/sale :	
							Mkt/sale :	
							Assmt/sale:	
							Total land value	
							135,450	
							94,815	

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	02	Drywall		
Floors	01	Hardwood		
Heating System	01	Hot Water		
Fuel	01	Oil		
Attic	99	None		
Grade	33	C+		
Garage	22	Attached 2 car		
Area Over Gar.	03	Partial		
Basement	01	Full		
Bsmt Fin Qual	02	Rec Room w/o air		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		
			Actual Year Built: 1973	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	1,232	269,960
Basement	Full				
Heating	Yes	A/C Yes			7,740
Plumbing	3 F/B	H/B Add'l fix.	Wh/p	Saunas	10,000
Attic	None	Attic size:			
Additions					96,271
Other Features		WB Stks	RR		36,083
Sub-Total					420,054
Grade	C+	Factor 1.0800			453,658
CDU		C&D Factor 1.00			453,658
Depreciation		35 %			294,878
Computed cost value @ 70%					206,415

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	572	15,152
G Garages	FR Attached frame LE 65	528	23,314
L Living Area	UATT Unfinished attic	140	2,451
L Living Area	FRFF Frame first floor	400	45,792
L Living Area	BSMT Basement addition	400	7,371
P Porches, Patios, Decks	FOFF Frame open first flo	16	975
L Living Area	AIR Air conditioning	400	1,216
Total additions			96,271

