

Property at 00017 DAY ROAD

Prop ID 2060017

Printed 05-Sep-2025 4:16 PM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: ERLAND RYAN AND  
Second name: AMNOTT KATHERINE  
Address: 17 DAY ROAD  
City/state: AVON CT Zip: 06001

## Location Information

Map: 018 Clerk map:  
Lot: 2060017 Neigh.: Zone: R30 Vol: 743 Page: 387

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .69  | 94,500  |
| Resident Dwelling | 1.00 | 131,070 |
| Resident Outbldg  | 1.00 | 1,540   |

## Exemptions

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

## Last sale

Sale date: 20-Jul-2020  
Sale price: 310,000  
Sale valid:

## Values

| Resident Excess     | .19 | 1,000 |
|---------------------|-----|-------|
| Mkt value :         |     |       |
| Cost value: 325,871 |     |       |

## Summary

|                   |         |
|-------------------|---------|
| Total assessments | 228,110 |
| Total exemptions  |         |
| Net assessment    | 228,110 |

## Utilities

|       |             |
|-------|-------------|
| Water | Connecticut |
| Sewer | Septic      |
| Gas   | None        |

## Sales ratios

Cost/sale : 1.0512  
Mkt/sale :  
Assmt/sale: .7358

## Land Information

| Type         | Use | Acres/SqFt | Rate    | Total   | Infl | Fact | Value   | 70% Value |
|--------------|-----|------------|---------|---------|------|------|---------|-----------|
| PRIM         | 11  | .690       | 135,000 | 135,000 |      |      | 135,000 | 94,500    |
| Primary Site |     | 30,056     |         |         |      |      |         |           |
| RES          | 12  | .190       | 7,500   | 1,425   |      |      | 1,425   | 998       |
| Residual     |     | 8,276      |         |         |      |      |         |           |

.880 acres

Total land value

136,425

95,498

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |   |
|----------------|------|------------------|-------------------------|---|
| Style          | 02   | Cape             |                         |   |
| Exterior Walls | 04   | Vinyl Siding     |                         |   |
| Roof Material  | 01   | Asphalt Shingles | Story Height 1.0        |   |
| Roof Type      | 01   | Gable            |                         |   |
| Foundation     | 01   | Poured Concrete  | Total Rooms             | 6 |
| Interior Walls | 02   | Drywall          | Bedrooms                | 3 |
| Floors         | 01   | Hardwood         | Family Rooms            |   |
| Heating System | 02   | Forced Hot Air   | Full Baths              | 2 |
| Fuel           | 01   | Oil              | Half Baths              |   |
| Attic          | 04   | Fully finished w | Addtn'l fixtures        | 1 |
| Grade          | 33   | C+               | Whirlpools              |   |
| Garage         | 22   | Attached 2 car   | Saunas                  |   |
| Area Over Gar. | 99   | None             | M/F stacks              |   |
| Basement       | 01   | Full             | W/B stacks              | 1 |
| Bsmt Fin Qual  | 02   | Rec Room w/o air | W/B openings            | 1 |
| Air Condition  | 01   | Central Air      |                         |   |
| Interior Cond  | 05   | Good             |                         |   |
| Exterior Cond  | 05   | Good             | Actual Year Built: 1957 |   |

## Building Valuation Summary

|                |                     |                  | Area |         |
|----------------|---------------------|------------------|------|---------|
| Dwelling       | Frame               | 1 story w/bsmt   | 972  | 174,410 |
| Basement       | Full                |                  |      |         |
| Heating        | Yes                 | A/C Yes          |      | 5,020   |
| Plumbing       | 2 F/B               | H/B 1 Add'l fix. | Wh/p | Saunas  |
| Attic          | Fully finished w/WH | Attic size: 972  |      | 33,453  |
| Additions      |                     |                  |      | 30,310  |
| Other Features | Mason Trim WB Stks  | RR               |      | 18,025  |

|              |    |                           |         |
|--------------|----|---------------------------|---------|
| Sub-Total    |    |                           | 266,718 |
| Grade        | C+ | Factor 1.0800             | 288,055 |
| CDU          |    | C&D Factor 1.00           | 288,055 |
| Depreciation |    | 35 %                      | 187,236 |
|              |    | Computed cost value @ 70% | 131,065 |

## Building additions

| Category                 | Type |                      | Area | Value  |
|--------------------------|------|----------------------|------|--------|
| P Porches, Patios, Decks | FOFF | Frame open first flo | 128  | 7,799  |
| P Porches, Patios, Decks | FOFF | Frame open first flo | 15   | 914    |
| G Garages                | FR   | Attached frame LE 65 | 484  | 21,597 |

Total additions 30,310

## Outbuilding Information

| Description               | Wid | Len | Area  | Rate  | Year | Cnd | RCN           | Depr | Value |
|---------------------------|-----|-----|-------|-------|------|-----|---------------|------|-------|
| RS1 Frame<br>Utility Shed | 12  | 12  | 144   | 30.00 |      | C   | 4,320         | 50   | 2,200 |
| Value at 70%              |     |     | 1,540 |       |      |     | Value at 100% |      | 2,200 |

