Town of Avon Residential Property Card

Property at 00001 FINCH RUN 0156 Prop ID 2270001 Printed 07-Feb-2025 8:37 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: HENDERSON CARY AND
Second name: ANDERSON LYNNE B
Address: 1 FINCH RUN
City/state: AVON CT Zip: 06001

Location Information

Map: 040 Clerk map:
Lot: 2270001 Neigh.: PP Zone: IP Vol: 799 Page: 510

Assessments

Assmt category	Qty	Amount
Resident Condo	1.00	171,530
Resident Outbldg	1.00	7,000

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 29-Jun-2018
Sale price: 195,000
Sale valid:

Values

Mkt value :
Cost value: 255,043

Summary

Total assessments	178,530
Total exemptions	
Net assessment	178,530

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.3079
Mkt/sale :
Assmt/sale: .9155

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
SQFT			5,361				
Use Area							

acres Total land value

Residential Dwelling Information

Subject	Code	Description
Style	21	PUD
Exterior Walls	10	Vertical Siding
Roof Material	01	Asphalt Shingles
Roof Type	01	Gable
Foundation	01	Poured Concrete
Interior Walls	02	Drywall
Floors	05	W/W over sub-flo
Heating System	02	Forced Hot Air
Fuel	02	Natural Gas
Attic	99	None
Grade		Unknown
Garage	32	Detached 2 car
Area Over Gar.	99	None
Basement	99	None
Bsmt Fin Qual	99	None
Air Condition	01	Central Air
Interior Cond	05	Good
Exterior Cond	05	Good

Condominium

POND PLACE 02 Field house A

Story Height 2.0

Total Rooms	4	Garage cars	2
Bedrooms	2	Unfinished area	
Family Rooms		Dormer linear f	
Full Baths	1	Masonry trim sf	
Half Baths	1	Finish bsmt sz	
Addtn'l fixtures		Rec Room Size	
Whirlpools		Living area	1,192
Saunas		# Living Units	
M/F stacks	1		
W/B stacks			
W/B openings			

Actual Year Built: 1978

Building Valuation Summary

				Area	
Dwelling	Frame	2 story w/bsmt		1,144	240,240
Basement	None				
Heating	Yes	A/C	Yes		
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		
Additions					4,800
Other Features		M Stks			

Sub-Total		245,040
Grade	Factor	245,040
CDU	C&D Factor 1.00	245,040
Depreciation	%	245,040
	Computed cost value @ 70%	171,528

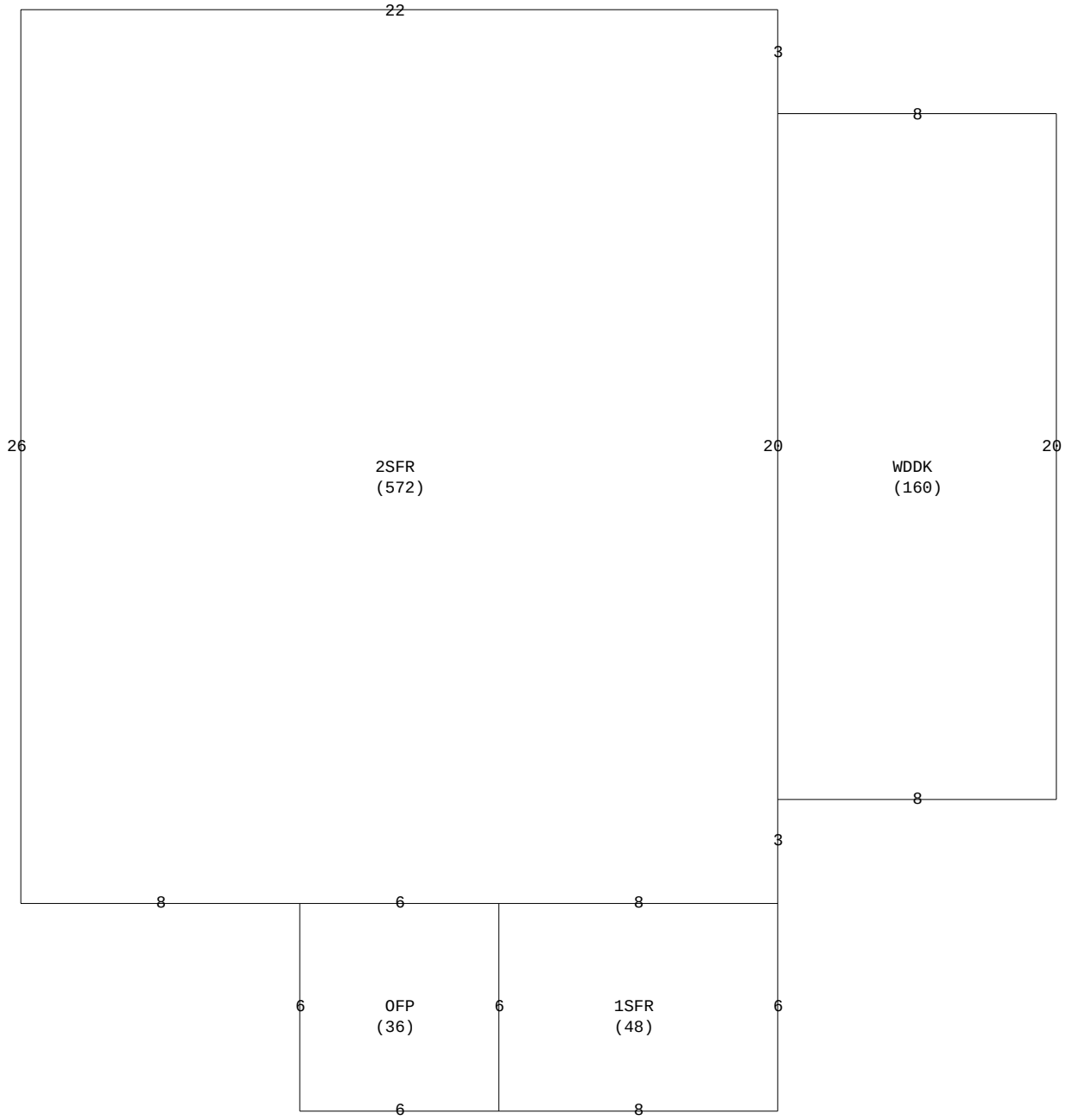
Building additions

Category	Type		Area	Value
L Living Area	FRFF	Frame first floor	48	4,800

Total additions 4,800

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	22	22	484			C	10,000		10,000
Block Detach Garage									

Value at 70% 7,000 Value at 100% 10,000

Property at 00001 FINCH RUN 0156 Prop ID 2270001 Card 01 Scale: 1" = 4.83 feet