

Property at 00008 GRAY PINE COMMON

0178

Prop ID 2450008

Printed 09-Jan-2026 12:33 PM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: WALL CHARLES V AND  
 Second name: SARA JANE  
 Address: 8 GRAY PINE COMMON  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 040 Clerk map:  
 Lot: 2450008 Neigh.: PP Zone: IP Vol: 103 Page: 0586

## Assessments

## Exemptions

## Last sale

| Assmt category   | Qty  | Amount  | Exempt | Cat     | Amount | Sale date: 08-May-1978 |
|------------------|------|---------|--------|---------|--------|------------------------|
| Resident Condo   | 1.00 | 147,630 | AAA    | Veteran | 1,000  | Sale price:            |
| Resident Outbldg | 1.00 | 7,000   | CAB    | Add Vet | 500    | Sale valid:            |
|                  |      |         | DAC    | Veteran | 10,000 | Values                 |

## Values

Mkt value :  
 Cost value: 220,900

## Summary

## Utilities

## Sales ratios

| Total assessments | 154,630 | Water | Connecticut  | Cost/sale : |  |  |
|-------------------|---------|-------|--------------|-------------|--|--|
| Total exemptions  | 11,500  | Sewer | Public sewer | Mkt/sale :  |  |  |
| Net assessment    | 143,130 | Gas   | CNG          | Assmt/sale: |  |  |

## Land Information

| Type | Use | Acres/SqFt | Rate | Total | Infl | Fact | Value | 70% Value |
|------|-----|------------|------|-------|------|------|-------|-----------|
|------|-----|------------|------|-------|------|------|-------|-----------|

SQFT 12,613  
 Use Area

acres Total land value

## Residential Dwelling Information

| Subject        | Code    | Description      | Condominium              |
|----------------|---------|------------------|--------------------------|
| Style          | 21      | PUD              | POND PLACE 03 Avon house |
| Exterior Walls | 10      | Vertical Siding  |                          |
| Roof Material  | 01      | Asphalt Shingles | Story Height 1.0         |
| Roof Type      | 01      | Gable            |                          |
| Foundation     | 01      | Poured Concrete  | Total Rooms 4            |
| Interior Walls | 02      | Drywall          | Garage cars 2            |
| Floors         | 05      | W/W over sub-flo | Bedrooms 2               |
| Heating System | 02      | Forced Hot Air   | Family Rooms             |
| Fuel           | 02      | Natural Gas      | Full Baths 1             |
| Attic          | 99      | None             | Masonry trim sf          |
| Grade          | Unknown |                  | Half Baths               |
| Garage         | 32      | Detached 2 car   | Addn'l fixtures          |
| Area Over Gar. | 99      | None             | Whirlpools               |
| Basement       | 99      | None             | Saunas                   |
| Bsmt Fin Qual  | 99      | None             | M/F stacks 1             |
| Air Condition  | 01      | Central Air      | W/B stacks               |
| Interior Cond  | 05      | Good             | W/B openings             |
| Exterior Cond  | 05      | Good             |                          |

Actual Year Built: 1978

## Building Valuation Summary

|                |       |                | Area  |         |
|----------------|-------|----------------|-------|---------|
| Dwelling       | Frame | 1 story w/bsmt | 1,110 | 210,900 |
| Basement       | None  |                |       |         |
| Heating        | Yes   | A/C Yes        |       |         |
| Plumbing       | 1 F/B | H/B Add'l fix. | Wh/p  | Saunas  |
| Attic          | None  | Attic size:    |       |         |
| Additions      |       |                |       |         |
| Other Features |       | M Stks         |       |         |

|              |                                   |
|--------------|-----------------------------------|
| Sub-Total    | 210,900                           |
| Grade        | Factor 210,900                    |
| CDU          | C&D Factor 1.00 210,900           |
| Depreciation | % 210,900                         |
|              | Computed cost value @ 70% 147,630 |

## Building additions

| Category | Type | Area | Value |
|----------|------|------|-------|
|----------|------|------|-------|

Total additions

## Outbuilding Information

| Description         | Wid   | Len | Area | Rate | Year | Cnd | RCN           | Depr | Value  |
|---------------------|-------|-----|------|------|------|-----|---------------|------|--------|
| RG1 Frame or Con    | 22    | 22  | 484  |      |      |     | 10,000        |      | 10,000 |
| Block Detach Garage |       |     |      |      |      |     |               |      |        |
| Value at 70%        | 7,000 |     |      |      |      |     | Value at 100% |      | 10,000 |

