

Property at 00011 GUERNSEY LANE

Prop ID 2500011

Printed 21-Sep-2026 8:43 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: TSAROUHAS ALEXANDER & MARIA
 Second name:
 Address: 11 GUERNSEY LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 015 Clerk map: 09 007
 Lot: 2500011 Neigh.: Zone: RU2A Vol: 646 Page: 142

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	105,000
Resident Dwelling	1.00	221,940
Resident Outbldg	2.00	1,400

Exemptions

Exempt Cat	Amount

Last sale

Sale date: 14-Aug-2012
 Sale price: 256,000
 Sale valid: 14

Values

Mkt value :
 Cost value: 471,757

Summary

Total assessments	330,230
Total exemptions	
Net assessment	330,230

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.8428
 Mkt/sale :
 Assmt/sale: 1.2900

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	2.000	150,000	150,000		150,000	105,000
Primary Site		87,120					
RES	12	.360	7,500	2,700		2,700	1,890
Residual		15,682					

2.360 acres

Total land value

152,700

106,890

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	10	Vertical Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	07	Hardwood/Carpet		
Heating System	01	Hot Water		
Fuel	01	Oil		
Attic	99	None		
Grade	40	B		
Garage	24	Attached 4 car		
Area Over Gar.	99	None		
Basement	99	None		
Bsmt Fin Qual	01	Unfinished		
Air Condition	99	None		
Interior Cond	03	Fair		
Exterior Cond	03	Fair		

Actual Year Built: 1974

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	326,790
Basement	None		1,320	-5,140
Heating	Yes	A/C No		
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				8,500
Other Features		WB Stks		159,618
				13,500
Sub-Total				503,268
Grade	B	Factor 1.2600		634,118
CDU		C&D Factor 1.00		634,118
Depreciation		50 %		317,059
		Computed cost value @ 70%		221,941

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	396	10,490
P Porches, Patios, Decks	FOFF Frame open first flo	276	16,816
L Living Area	OVER Frame Overhang	48	4,396
L Living Area	FRFF Frame first floor	150	17,172
L Living Area	FRUF Frame upper full	150	12,560
P Porches, Patios, Decks	FOFF Frame open first flo	90	5,483
G Garages	FR Attached frame LE 65	480	21,441
G Garages	FRL Attached frame GT 65	736	16,000
L Living Area	FRFF Frame first floor	308	35,260
L Living Area	FRFF Frame first floor	576	10,000
L Living Area	FRUF Frame upper full	576	10,000

Total additions 159,618

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	10	100	30.00		C	3,000	50	1,500
Utility Shed									
RS1 Frame	4	8	32	30.00		C	960	50	500
Utility Shed									
Value at 70%		1,400					Value at 100%		2,000

