

Property at 00016 LONGVIEW ROAD

Prop ID 3040016

Printed 03-Feb-2026 3:03 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: ALBANESE JOHN J & MARTHA O
 Second name:
 Address: 16 LONGVIEW ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 030 Clerk map:
 Lot: 3040016 Neigh.: Zone: R40 Vol: 750 Page: 362

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 24-Nov-2020
Resident Land	.92	115,500	AAA	Veteran	1,000	Sale price: 472,000
Resident Dwelling	1.00	268,790	CAB	Add Vet	500	Sale valid:
			DAC	Veteran	10,000	
Resident Excess .05 260			Values		Mkt value :	
					Cost value: 549,357	
Summary			Utilities		Sales ratios	
Total assessments		384,550	Water	Connecticut	Cost/sale :	1.1639
Total exemptions		11,500	Sewer	Septic	Mkt/sale :	
Net assessment		373,050	Gas	None	Assmt/sale:	.8147

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	165,000	165,000		165,000	115,500
Primary Site		40,075					
RES	12	.050	7,500	375		375	263
Residual		2,178					
			.970 acres		Total land value	165,375	115,763

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	1,596	331,950
Basement	Full				
Heating	Yes	A/C Yes			9,490
Plumbing	4 F/B	H/B 4 Add'l fix.	Wh/p	Saunas	17,000
Attic	None	Attic size:			
Additions					93,639
Other Features		WB Stks	RR		16,768
Sub-Total					468,847
Grade	B	Factor 1.2600			590,747
CDU		C&D Factor 1.00			590,747
Depreciation		35 %			383,986
Computed cost value @ 70%					268,790

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	576	15,258
L Living Area	OVER Frame Overhang	58	5,312
L Living Area	FRUH Frame upper half	748	38,250
G Garages	FRL Attached frame GT 65	748	33,512
L Living Area	AIR Air conditioning	372	1,131
L Living Area	AIR Air conditioning	58	176
Total additions			93,639

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	40	B	Full Baths	4
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	03	Partial	Half Baths	
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	300
Interior Cond	05	Good	Living area	3,354
Exterior Cond	05	Good	Whirlpools	
			Saunas	
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	2
Actual Year Built: 1985				

