

Property at 00045 LONGVIEW ROAD

Prop ID 3040045

Printed 06-Feb-2024 4:04 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: GILBERTI JOSEPH J AND
 Second name: MARIA C
 Address: 45 LONGVIEW ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 029 Clerk map:
 Lot: 3040045 Neigh.: Zone: R40 Vol: 329 Page: 772

Assessments

Assmt category	Qty	Amount
Resident Land	.92	115,500
Resident Dwelling	1.00	636,280

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 11-Mar-1997
 Sale price: 672,000
 Sale valid: Y

Values

Mkt value :
 Cost value: 1,090,100

Summary

Total assessments	763,070
Total exemptions	
Net assessment	763,070

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.6222
 Mkt/sale :
 Assmt/sale: 1.1355

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	2.150	7,500	16,125		16,125	11,288
Residual		93,654					

3.070 acres

Total land value

181,125

126,788

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	548,640
Basement	Full		2,456	
Heating	Yes	A/C Yes		15,620
Plumbing	6 F/B	2 H/B 5 Add'l fix.	1 Wh/p	37,000
Attic	None	Attic size:		
Additions				180,452
Other Features	Mason Trim WB Stks	RR		65,820

Sub-Total		847,532
Grade	A+	Factor 1.6500
CDU		C&D Factor 1.00
Depreciation		35 %
		Computed cost value @ 70%
		636,285

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	680	18,013
P Porches, Patios, Decks	FOFF Frame open first flo	220	13,404
L Living Area	FRFF Frame first floor	440	50,372
L Living Area	BSMT Basement addition	440	8,108
L Living Area	AIR Air conditioning	440	1,338
P Porches, Patios, Decks	FOFF Frame open first flo	78	4,752
P Porches, Patios, Decks	FOFF Frame open first flo	52	3,168
L Living Area	FRUF Frame upper full	528	44,209
L Living Area	AIR Air conditioning	528	1,605
G Garages	FRL Attached frame GT 65	792	35,483

Total additions 180,452

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	04	Colonial	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	
Roof Type	01	Gable	
Foundation	01	Poured Concrete	
Interior Walls	02	Drywall	
Floors	07	Hardwood/Carpet	
Heating System	02	Forced Hot Air	
Fuel	01	Oil	
Attic	99	None	
Grade	53	A+	
Garage	23	Attached 3 car	
Area Over Gar.	03	Partial	
Basement	01	Full	
Bsmt Fin Qual	03	Rec Room W/ Air	
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	

Actual Year Built: 1988

