

Property at 00023 MONTEVIDEO ROAD

Prop ID 3180023

Printed 06-Feb-2024 5:20 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: TWENTY THREE MONTEVIDEO ROAD
Second name: AVON CT LLC
Address: 23 MONTEVIDEO ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 015 Clerk map: 04 104
Lot: 3180023 Neigh.: Zone: RU2A Vol: 786 Page: 976

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	262,500
Resident Dwelling	1.00	282,700

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 31-Jul-2023
Sale price: 425,000
Sale valid: 07

Values

Mkt value :
Cost value: 778,857

Summary

Total assessments	545,200
Total exemptions	
Net assessment	545,200

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.8326
Mkt/sale :
Assmt/sale: 1.2828

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	2.000	500,000	500,000		.25	375,000	262,500
Primary Site		87,120						

2.000 acres

Total land value

375,000

262,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	5
Interior Walls	02	Drywall	Bedrooms	3
Floors	05	W/W over sub-flo	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	07	Propane Gas	Half Baths	1
Attic	99	None	Addtn'l fixtures	2
Grade	40	B	Whirlpools	1
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1961	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	2,103	323,240
Basement	Full				
Heating	Yes	A/C Yes			9,220
Plumbing	2 F/B	1 H/B	2 Add'l fix.	1 Wh/p	Saunas
Attic	None		Attic size:		12,000
Additions					124,368
Other Features		WB Stks	RR		24,287
Sub-Total					493,115
Grade	B	Factor 1.2600			621,325
CDU		C&D Factor 1.00			621,325
Depreciation		35 %			403,861
Computed cost value @ 70%					282,703

Building additions

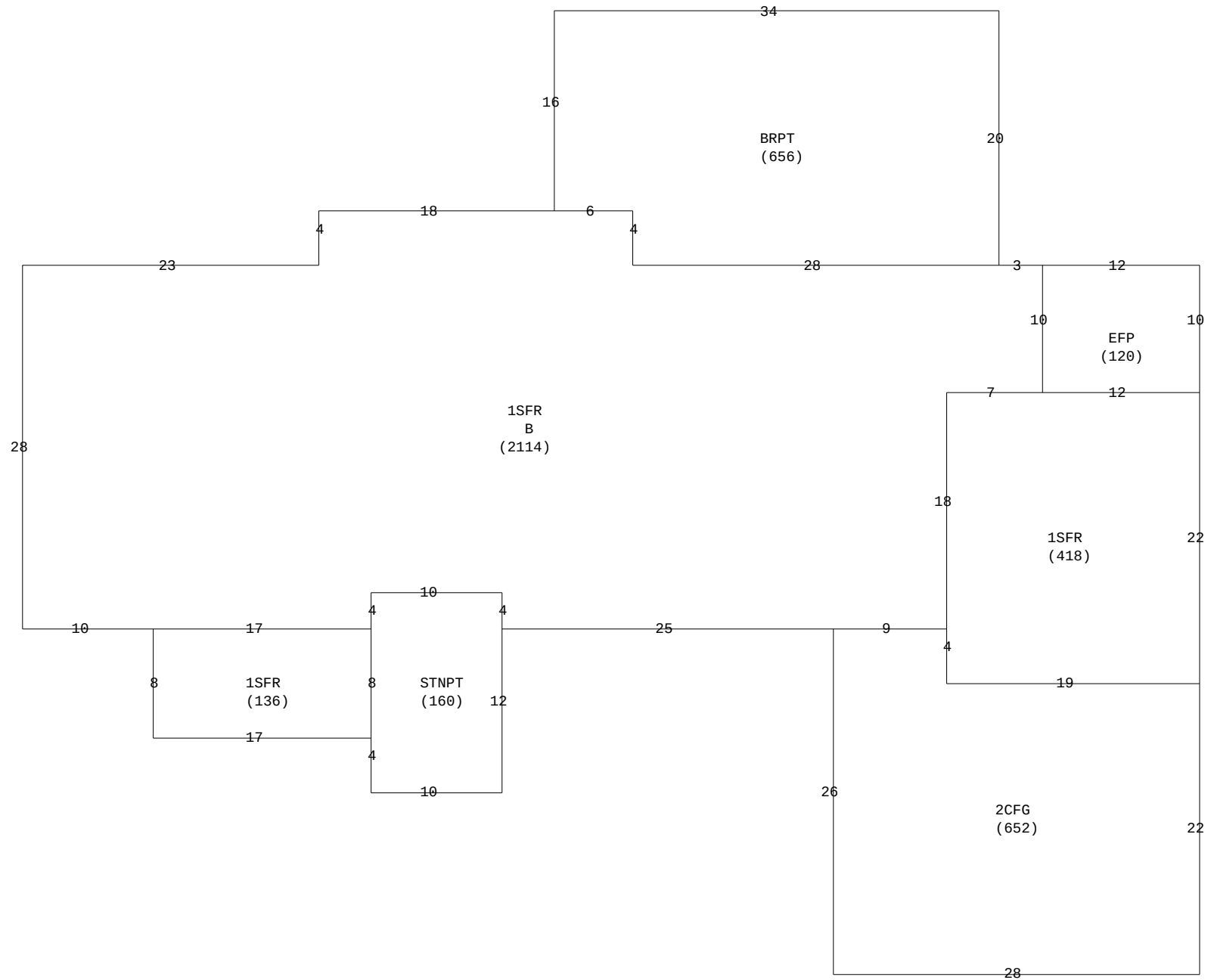
Category	Type	Area	Value
P Porches, Patios, Decks	BPAT Brick/flagstone pati	656	14,959
P Porches, Patios, Decks	FEFF Frame enclosed first	120	11,443
L Living Area	FRFF Frame first floor	418	47,853
G Garages	FRL Attached frame GT 65	652	29,211
P Porches, Patios, Decks	BPAT Brick/flagstone pati	160	3,649
L Living Area	FRFF Frame first floor	136	15,569
L Living Area	AIR Air conditioning	136	413
L Living Area	AIR Air conditioning	418	1,271

Total additions 124,368

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
Value at 70%					Value at 100%				

Scale: 1" = 11.16 feet



PROBATE CERT V 631 P 408 11/2/11
PROB CERT ARNOLD M KOFF V786 P975 7-31-23