

Property at 00039 MONTEVIDEO ROAD

Prop ID 3180039

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

## Administrative Information

Owner name: GALENDA ANDREW S AND  
Second name: O'LOUGHLIN ROSEMARY M  
Address: 39 MONTEVIDEO ROAD  
City/state: AVON CT Zip: 06001

## Location Information

Map: 015 Clerk map: 04 104  
Lot: 3180039 Neigh.: Zone: RU2A Vol: 756 Page: 51

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | 2.00 | 262,500 |
| Resident Dwelling | 1.00 | 270,210 |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 04-Mar-2021  
Sale price: 665,000  
Sale valid:

## Values

|                 |     |       |             |         |
|-----------------|-----|-------|-------------|---------|
| Resident Excess | .40 | 2,100 | Mkt value : |         |
|                 |     |       | Cost value: | 764,014 |

## Summary

|                   |         |
|-------------------|---------|
| Total assessments | 534,810 |
| Total exemptions  |         |
| Net assessment    | 534,810 |

## Utilities

|       |        |
|-------|--------|
| Water | Well   |
| Sewer | Septic |
| Gas   | None   |

## Sales ratios

Cost/sale : 1.1489  
Mkt/sale :  
Assmt/sale: .8042

## 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     |         |         |      |      |         |           |
| RES          | 12  | .400       | 7,500   | 3,000   |      |      | 3,000   | 2,100     |
| Residual     |     | 17,424     |         |         |      |      |         |           |

2.400 acres

Total land value

378,000

264,600

## Building Valuation Summary

|                |         |                         | Area   |         |
|----------------|---------|-------------------------|--------|---------|
| Dwelling       | Frame   | 1 story w/bsmt          | 2,117  | 325,080 |
| Basement       | None    |                         |        | -5,140  |
| Heating        | Yes     | A/C Yes                 |        | 9,270   |
| Plumbing       | 2 F/B   | H/B 1 Add'l fix. 1 Wh/p | Saunas | 8,000   |
| Attic          | None    | Attic size:             |        |         |
| Additions      |         |                         |        | 65,611  |
| Other Features | WB Stks |                         |        | 6,750   |

|              |                           |               |
|--------------|---------------------------|---------------|
| Sub-Total    |                           | 409,571       |
| Grade        | A-                        | Factor 1.4500 |
| CDU          | C&D Factor 1.00           | 593,878       |
| Depreciation | 35 %                      | 593,878       |
|              | Computed cost value @ 70% | 386,021       |
|              |                           | 270,215       |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| G Garages                | FR Attached frame LE 65   | 484  | 21,597 |
| G Garages                | FR Attached frame LE 65   | 252  | 12,545 |
| P Porches, Patios, Decks | F0FF Frame open first flo | 144  | 8,773  |
| P Porches, Patios, Decks | FEFF Frame enclosed first | 238  | 22,696 |

Total additions 65,611

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |       |
|----------------|------|------------------|-------------------------|-------|
| Style          | 01   | Ranch            |                         |       |
| Exterior Walls | 02   | Wood Shingles    |                         |       |
| Roof Material  | 01   | Asphalt Shingles | Story Height 1.0        |       |
| Roof Type      | 01   | Gable            |                         |       |
| Foundation     | 01   | Poured Concrete  | Total Rooms             | 5     |
| Interior Walls | 02   | Drywall          | Garage cars             | 2     |
| Floors         | 07   | Hardwood/Carpet  | Bedrooms                | 2     |
| Heating System | 02   | Forced Hot Air   | Unfinished area         |       |
| Fuel           | 01   | Oil              | Family Rooms            | 1     |
| Attic          | 99   | None             | Dormer linear f         |       |
| Grade          | 47   | A-               | Full Baths              | 2     |
| Garage         | 22   | Attached 2 car   | Half Baths              |       |
| Area Over Gar. | 99   | None             | Masonry trim sf         |       |
| Basement       | 99   | None             | Finish bsmt sz          |       |
| Bsmt Fin Qual  | 99   | None             | Addn'l fixtures         | 1     |
| Air Condition  | 01   | Central Air      | Rec Room Size           |       |
| Interior Cond  | 05   | Good             | Whirlpools              | 1     |
| Exterior Cond  | 05   | Good             | Living area             | 2,117 |
|                |      |                  | # Living Units          |       |
|                |      |                  | M/F stacks              |       |
|                |      |                  | W/B stacks              | 1     |
|                |      |                  | W/B openings            | 1     |
|                |      |                  | Actual Year Built: 1955 |       |

