

Property at 00047 MONTEVIDEO ROAD

Prop ID 3180047

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

Administrative Information

Owner name: KARLIN RHONDA M
Second name:
Address: 47 MONTEVIDEO ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 015 Clerk map: 04 104
Lot: 3180047 Neigh.: Zone: RU2A Vol: 681 Page: 1044

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	262,500
Resident Dwelling	1.00	200,070

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 09-Jan-2015
Sale price: 546,000
Sale valid:

Values

Resident Excess	.50	2,630

Summary

Total assessments	465,200
Total exemptions	
Net assessment	465,200

Utilities

	Water	Well
	Sewer	Septic
	Gas	None

Sales ratios

Cost/sale : 1.2172
Mkt/sale :
Assmt/sale: .8520

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	.500	7,500	3,750			3,750	2,625
Residual		21,780						

2.500 acres

Total land value

378,750

265,125

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	1,056	275,230
Basement	None			-5,140
Heating	No	A/C Yes		7,910
Plumbing	3 F/B	H/B 1 Add'l fix.	Wh/p	Saunas 10,500
Attic	None	Attic size:		
Additions				111,892
Other Features	WB Stks			6,750

Sub-Total			407,142
Grade	C+	Factor 1.0800	439,713
CDU		C&D Factor 1.00	439,713
Depreciation		35 %	285,813
		Computed cost value @ 70%	200,069

Building additions

Category	Type	Area	Value
L Living Area	FRUF Frame upper full	600	50,238
G Garages	FR Attached frame LE 65	600	26,123
L Living Area	FRFF Frame first floor	165	18,889
L Living Area	FRUF Frame upper full	165	13,815
L Living Area	AIR Air conditioning	600	1,824
L Living Area	AIR Air conditioning	330	1,003

Total additions 111,892

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	06	Contemporary	
Exterior Walls	04	Vinyl Siding	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 7 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 3 Unfinished area
Floors	07	Hardwood/Carpet	Family Rooms 1 Dormer linear f
Heating System	08	Geothermal	Full Baths 3 Masonry trim sf
Fuel	03	Electric	Half Baths Finish bsmt sz
Attic	99	None	Addtn'l fixtures 1 Rec Room Size
Grade	33	C+	Whirlpools Living area 3,042
Garage	22	Attached 2 car	Saunas # Living Units 1
Area Over Gar.	01	Fully Finished	M/F stacks
Basement	99	None	W/B stacks 1
Bsmt Fin Qual	99	None	W/B openings 1
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1955

