

Property at 00093 MONTEVIDEO ROAD

Prop ID 3180093

Printed 07-Feb-2025 8:40 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: FANNING SCOTT W TTEE AND
 Second name: CREW KIMBERLY J TTEE
 Address: 93 MONTEVIDEO ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 015 Clerk map: 04 104
 Lot: 3180093 Neigh.: Zone: RU2A Vol: 799 Page: 669

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	350,000
Resident Outbldg	2.00	45,990
Resident Dwelling	1.00	830,780

Exemptions

Exempt Cat	Amount
Resident Excess	.50 2,630

Last sale

Sale date: 02-Jul-1996
 Sale price: 355,500
 Sale valid:

Values

Mkt value :
 Cost value: 1,756,286

Summary

Total assessments	1,229,400
Total exemptions	
Net assessment	1,229,400

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 4.9403
 Mkt/sale :
 Assmt/sale: 3.4582

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	2.000	500,000	500,000		500,000	350,000
Primary Site		87,120					
RES	12	.500	7,500	3,750		3,750	2,625
Residual		21,780					

2.500 acres

Total land value

503,750

352,625

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	02	Wood Shingles		
Roof Material	03	Wood Shingles		
Roof Type	02	Hip		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	07	Hardwood/Carpet		
Heating System	07	Hydro Air		
Fuel	07	Propane Gas		
Attic	99	None		
Grade	57	AA-		
Garage	23	Attached 3 car		
Area Over Gar.	99	None		
Basement	01	Full		
Bsmt Fin Qual	03	Rec Room W/ Air		
Air Condition	01	Central Air		
Interior Cond	06	Very Good		
Exterior Cond	06	Very Good		

Actual Year Built: 2005

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt			Area	
Basement	Full				1,184	300,230
Heating	Yes	A/C	Yes			8,610
Plumbing	4 F/B	2 H/B	4 Add'l fix.	1 Wh/p	Saunas	26,500
Attic	None	Attic size:				
Additions						466,314
Other Features	WB Stks		RR		46,079	
Sub-Total						847,733
Grade	AA-	Factor	1.7500			1,483,533
CDU		C&D Factor	1.00			1,483,533
Depreciation				20 %	1,186,826	
				Computed cost value @ 70%	830,778	

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	794	35,573
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437
L Living Area	BSMT Basement addition	1,307	24,085
L Living Area	FRFF Frame first floor	1,307	149,627
L Living Area	AIR Air conditioning	1,307	3,973
L Living Area	FRUF Frame upper full	576	48,228
L Living Area	AIR Air conditioning	576	1,751
P Porches, Patios, Decks	FOFF Frame open first flo	308	18,765
L Living Area	BSMT Basement addition	187	3,446
L Living Area	FRFF Frame first floor	187	21,408
L Living Area	AIR Air conditioning	187	568
P Porches, Patios, Decks	FOFF Frame open first flo	341	20,776
P Porches, Patios, Decks	FOFF Frame open first flo	128	7,799
L Living Area	BSMT Basement addition	868	15,996
L Living Area	FRFF Frame first floor	868	99,370
L Living Area	AIR Air conditioning	868	2,639
L Living Area	OVER Frame Overhang	16	1,465
P Porches, Patios, Decks	FOFF Frame open first flo	138	8,408

Total additions 466,314

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	20	43	860	110.5	2009	C	95,073	50	47,500
C07 Bathhouse	12	24	288	126.5	2009	C	36,446	50	18,200

Value at 70% 45,990

Value at 100% 65,700

