

Property at 00042 MORAVIA ROAD

Prop ID 3190042

Printed 06-Feb-2024 5:25 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: CAVANAGH BRIAN P AND
 Second name: CAVANAGH JANET T/I/C
 Address: 42 MORAVIA ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 001 Clerk map:
 Lot: 3190042 Neigh.: Zone: R40 Vol: 771 Page: 419

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 26-May-2016
Resident Land	.92	94,500				Sale price: 232,000
Resident Dwelling	1.00	112,050				Sale valid:
Resident Outbldg	1.00	1,680				Values
						Mkt value :
Resident Excess	.07	370				Cost value: 298,000
Summary			Utilities		Sales ratios	
Total assessments		208,600	Water	Well	Cost/sale :	1.2845
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		208,600	Gas	None	Assmt/sale:	.8991

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	135,000	135,000			135,000	94,500
Primary Site		40,075						
RES	12	.070	7,500	525			525	368
Residual		3,049						
				.990 acres	Total land value		135,525	94,868

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	01	Plaster	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	1
Grade	30	C	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1948	

Building Valuation Summary

				Area	
Dwelling	Frame	1 1/2 story w/bsmt		768	190,950
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	H/B 1 Add'l fix.	Wh/p	Saunas	5,500
Attic	None	Attic size:			
Additions					43,068
Other Features		WB Stks			6,750
Sub-Total					246,268
Grade	C	Factor 1.0000			246,268
CDU		C&D Factor 1.00			246,268
Depreciation		35 %			160,074
Computed cost value @ 70%					112,052

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	460	20,661
L Living Area	FRFF Frame first floor	100	11,448
L Living Area	BSMT Basement addition	100	1,843
P Porches, Patios, Decks	FEFF Frame enclosed first	50	4,768
L Living Area	FRFF Frame first floor	30	3,434
P Porches, Patios, Decks	FOFF Frame open first flo	15	914
Total additions			43,068

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	16	160	30.00	2022	C	4,800	50	2,400
Utility Shed									
Value at 70%			1,680	Value at 100%			2,400		

