

Property at 00043 MORAVIA ROAD

Prop ID 3190043

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Administrative Information

Owner name: WILLIAMS RICHARD L AND
 Second name: ANITA B
 Address: 43 MORAVIA ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 001 Clerk map:
 Lot: 3190043 Neigh.: Zone: R40 Vol: 174 Page: 155

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 01-Aug-1986
Resident Land	.92	94,500				Sale price: 131,000
Resident Dwelling	1.00	127,020				Sale valid:
Resident Outbldg	1.00	1,680				Values
Resident Excess	.08	420				Mkt value :
						Cost value: 319,457
Summary			Utilities		Sales ratios	
Total assessments	223,620		Water	Well	Cost/sale :	2.4386
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	223,620		Gas	None	Assmt/sale:	1.7070

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	.080	7,500	600			600	420
Residual		3,485						
1.000 acres			Total land value				135,600	94,920

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	01	Plaster	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
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	02	Rec Room w/o air	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1951	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,164	199,680
Basement	Full				
Heating	Yes	A/C No			
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		3,500
Additions					65,011
Other Features		WB Stks	RR		10,978
Sub-Total					279,169
Grade	C	Factor 1.0000			279,169
CDU		C&D Factor 1.00			279,169
Depreciation		35 %			181,460
		Computed cost value @ 70%			127,022

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	420	19,100
L Living Area	FRFF Frame first floor	384	43,961
P Porches, Patios, Decks	FOFF Frame open first flo	32	1,950
Total additions			65,011

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	16	160	30.00	2021	C	4,800	50	2,400
Utility Shed									
Value at 70%			1,680				Value at 100%		2,400

