

Property at 00055 MORAVIA ROAD

Prop ID 3190055

Printed 06-Feb-2024 5:26 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: DICHELLO RYAN J
 Second name:
 Address: 55 MORAVIA ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
 Lot: 3190055 Neigh.: Zone: R40 Vol: 765 Page: 627

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 03-Sep-2021
Resident Land	.92	94,500			Sale price: 391,600
Resident Dwelling	1.00	136,070			Sale valid:
Resident Outbldg	1.00	1,470			Values
Resident Excess	.08	420			Mkt value :
					Cost value: 332,086

Summary

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 03-Sep-2021
Total assessments		232,460	Water Well		Cost/sale : .8480
Total exemptions			Sewer Public sewer		Mkt/sale :
Net assessment		232,460	Gas None		Assmt/sale: .5936

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	04	Colonial	
Exterior Walls	04	Vinyl Siding	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 6
Interior Walls	01	Plaster	Garage cars 1
Floors	01	Hardwood	Bedrooms 3
Heating System	01	Hot Water	Unfinished area
Fuel	01	Oil	Family Rooms
Attic	99	None	Dormer linear f
Grade	33	C+	Full Baths 2
Garage	21	Attached 1 car	Masonry trim sf
Area Over Gar.	01	Fully Finished	Half Baths 1
Basement	01	Full	Finish bsmt sz
Bsmt Fin Qual	01	Unfinished	Rec Room Size
Air Condition	99	None	Living area 1,648
Interior Cond	05	Good	Whirlpools
Exterior Cond	05	Good	# Living Units

Actual Year Built: 1950

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	200,240
Basement	Full		672	
Heating	Yes	A/C No		
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				8,500
Other Features		WB Stks		58,922
				9,250
Sub-Total				276,912
Grade	C+	Factor 1.0800		299,065
CDU		C&D Factor 1.00		299,065
Depreciation		35 %		194,392
		Computed cost value @ 70%		136,074

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	168	16,021
L Living Area	FRFF Frame first floor	78	8,930
G Garages	FR Attached frame LE 65	190	10,126
L Living Area	FRUF Frame upper full	190	15,909
L Living Area	FRFF Frame first floor	36	4,121
P Porches, Patios, Decks	DECK Wood deck	144	3,815

Total additions 58,922

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	14	140	30.00	2000	C	4,200	50	2,100
Utility Shed									
Value at 70%			1,470				Value at 100%		2,100

