

Property at 00063 MORAVIA ROAD

Prop ID 3190063

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Administrative Information

Owner name: DAIGLE CHRISTOPHER & JENNIFER E
 Second name:
 Address: 63 MORAVIA ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
 Lot: 3190063 Neigh.: Zone: R40 Vol: 815 Page: 931

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 22-Jun-2026
Resident Land	.92	94,500				Sale price: 400,000
Resident Dwelling	1.00	95,220				Sale valid:
Resident Outbldg	1.00	1,050				Values
Resident Excess	.08	420				Mkt value :
						Cost value: 273,129
Summary			Utilities		Sales ratios	
Total assessments		191,190	Water	Well	Cost/sale :	.6828
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		191,190	Gas	None	Assmt/sale:	.4780

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	02	Cape		
Exterior Walls	03	Aluminum 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	1
Heating System	02	Forced Hot Air	Full Baths	1
Fuel	01	Oil	Half Baths	
Attic	04	Fully finished w	Addtn'l fixtures	
Grade	30	C	Whirlpools	
Garage	21	Attached 1 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	
Bsmt Fin Qual	01	Unfinished	W/B openings	
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1949	

Building Valuation Summary

						Area	
Dwelling	Frame	1 story w/bsmt				720	141,250
Basement	Full						
Heating	Yes	A/C	No				
Plumbing	1 F/B	H/B	Add'l fix.	Wh/p	Saunas		
Attic	Fully finished w/WH		Attic size: 700				26,721
Additions							41,307
Other Features							
Sub-Total							209,278
Grade	C		Factor 1.0000				209,278
CDU			C&D Factor 1.00				209,278
Depreciation			35 %				136,031
Computed cost value @ 70%							95,222

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	96	10,990
L Living Area	BSMT Basement addition	96	1,769
P Porches, Patios, Decks	BPAT Brick/flagstone pati	231	5,268
P Porches, Patios, Decks	FEFF Frame enclosed first	44	4,196
G Garages	FR Attached frame LE 65	336	15,823
P Porches, Patios, Decks	BPAT Brick/flagstone pati	143	3,261
Total additions			41,307

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	10	100	30.00		C	3,000	50	1,500
Utility Shed									
Value at 70%			1,050				Value at 100%		1,500

Scale: 1" = 5.77 feet