

Property at 00095 MORAVIA ROAD

Prop ID 3190095

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Administrative Information

Owner name: PERUSSE SAMANTHA KORRIN
 Second name:
 Address: 95 MORAVIA ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
 Lot: 3190095 Neigh.: Zone: R40 Vol: 812 Page: 1087

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 16-Mar-2026
Resident Land	.92	94,500				Sale price: 430,000
Resident Dwelling	1.00	151,720				Sale valid:
Resident Outbldg	2.00	770				Values
Resident Excess	.08	420				Mkt value :
						Cost value: 353,443
Summary			Utilities		Sales ratios	
Total assessments		247,410	Water	Well	Cost/sale :	.8220
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		247,410	Gas	None	Assmt/sale:	.5754

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	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	5
Interior Walls	02	Drywall	Bedrooms	2
Floors	01	Hardwood	Family Rooms	
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	1
Grade	30	C	Whirlpools	
Garage	99	None	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	06	Very Good		
Exterior Cond	06	Very Good	Actual Year Built: 1957	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,440	236,000
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					15,639
Other Features		WB Stks	RR		13,797
Sub-Total					270,936
Grade	C	Factor 1.0000			270,936
CDU		C&D Factor 1.00			270,936
Depreciation		20 %			216,749
		Computed cost value @ 70%			151,724

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	288	7,629
L Living Area	FRFF Frame first floor	54	6,182
P Porches, Patios, Decks	FOFF Frame open first flo	30	1,828
Total additions			15,639

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS2 Metal	8	10	80	30.00		E	1,200	50	600
Utility Shed									
RS1 Frame	4	8	32	30.00		C	960	50	500
Utility Shed									
Value at 70%			770				Value at 100%		1,100

