

Property at 00040 MOUNTAIN VIEW AVENUE

Prop ID 3250040

Printed 06-Feb-2024 5:39 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: EPSTEIN PAUL M AND
 Second name: CENTENO NAOMI H
 Address: 40 MOUNTAIN VIEW AVENUE
 City/state: AVON CT Zip: 06001

Location Information

Map: 008 Clerk map:
 Lot: 3250040 Neigh.: Zone: R15 Vol: 670 Page: 460

Assessments

Assmt category	Qty	Amount
Resident Land	.32	87,500
Resident Dwelling	1.00	93,690
Resident Outbldg	1.00	980

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 06-Jan-2014
 Sale price: 200,000
 Sale valid:

Values

Mkt value :
 Cost value: 260,243

Summary

Total assessments	182,170
Total exemptions	
Net assessment	182,170

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.3012
 Mkt/sale :
 Assmt/sale: .9109

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.320	125,000	125,000			125,000	87,500
Primary Site		13,939						

.320 acres Total land value 125,000 87,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	17	Old style		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	5
Interior Walls	01	Plaster	Bedrooms	2
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	99	None	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: 1918	

Building Valuation Summary

Dwelling	Frame	2 1/2 story w/bsmt	Area	
Basement	Full		440	185,620
Heating	Yes	A/C No		
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				3,500
Other Features				16,783

Sub-Total		205,903
Grade	C	Factor 1.0000
CDU	C&D Factor 1.00	205,903
Depreciation	35 %	133,837
	Computed cost value @ 70%	93,686

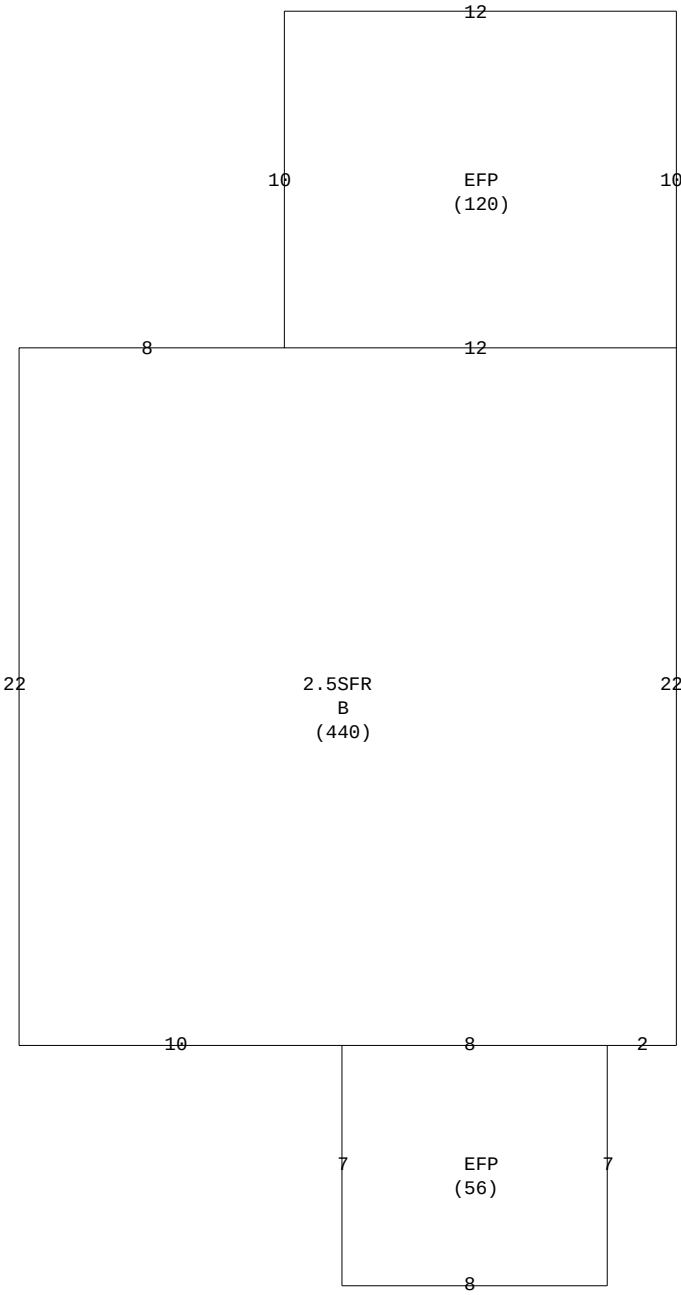
Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	120	11,443
P Porches, Patios, Decks	FEFF Frame enclosed first	56	5,340

Total additions 16,783

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	30.00		C	2,880	50	1,400
Utility Shed									
Value at 70%			980				Value at 100%		1,400



NAME CHG FR NAOMI H EPSTEIN TO NAOMI H CENTENO V788 P1047 10-13-23