

Property at 00064 MOUNTAIN VIEW AVENUE

Prop ID 3250064

Printed 03-Feb-2026 3:04 PM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: WILSON THERESA A AND  
 Second name: LEE M  
 Address: 64 MOUNTAIN VIEW AVENUE  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 008 Clerk map:  
 Lot: 3250064 Neigh.: Zone: R15 Vol: 242 Page: 700

| Assessments       |      |         | Exemptions   |              | Last sale   |             |
|-------------------|------|---------|--------------|--------------|-------------|-------------|
| Assmt category    | Qty  | Amount  | Exempt Cat   | Amount       | Sale date:  | 31-Jan-1991 |
| Resident Land     | .34  | 87,500  | APA Veteran  | 288,640      | Sale price: | 145,000     |
| Resident Dwelling | 1.00 | 200,770 | DAC Veteran  | 1,260        | Sale valid: |             |
| Resident Outbldg  | 1.00 | 1,260   |              |              | Values      |             |
| Resident Excess   | .07  | 370     |              |              | Mkt value : |             |
| Summary           |      |         | Utilities    |              | Cost value: | 414,143     |
| Total assessments |      | 289,900 | Water        | Connecticut  | Cost/sale : | 2.8562      |
| Total exemptions  |      | 289,900 | Sewer        | Public sewer | Mkt/sale :  |             |
| Net assessment    |      |         | Gas          | None         | Assmt/sale: | 1.9993      |
|                   |      |         | Sales ratios |              |             |             |

## Land Information

| Type         | Use | Acres/SqFt | Rate             | Total   | Infl Fact | Value   | 70% Value |
|--------------|-----|------------|------------------|---------|-----------|---------|-----------|
| PRIM         | 11  | .340       | 125,000          | 125,000 |           | 125,000 | 87,500    |
| Primary Site |     | 14,810     |                  |         |           |         |           |
| RES          | 12  | .070       | 7,500            | 525     |           | 525     | 368       |
| Residual     |     | 3,049      |                  |         |           |         |           |
| .410 acres   |     |            | Total land value |         | 125,525   | 87,868  |           |

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |   |
|----------------|------|------------------|-------------------------|---|
| Style          | 17   | Old style        |                         |   |
| Exterior Walls | 04   | Vinyl Siding     |                         |   |
| Roof Material  | 01   | Asphalt Shingles | Story Height 2.0        |   |
| Roof Type      | 01   | Gable            |                         |   |
| Foundation     | 01   | Poured Concrete  | Total Rooms             | 7 |
| Interior Walls | 01   | Plaster          | Bedrooms                | 3 |
| Floors         | 01   | Hardwood         | Family Rooms            |   |
| Heating System | 01   | Hot Water        | Full Baths              | 2 |
| Fuel           | 07   | Propane Gas      | Half Baths              | 1 |
| Attic          | 99   | None             | Addtn'l fixtures        | 1 |
| Grade          | 30   | C                | Whirlpools              |   |
| Garage         | 22   | Attached 2 car   | Saunas                  |   |
| Area Over Gar. | 01   | Fully Finished   | M/F stacks              |   |
| Basement       | 01   | Full             | W/B stacks              | 1 |
| Bsmt Fin Qual  | 01   | Unfinished       | W/B openings            | 1 |
| Air Condition  | 01   | Central Air      |                         |   |
| Interior Cond  | 05   | Good             |                         |   |
| Exterior Cond  | 05   | Good             | Actual Year Built: 1905 |   |

## Building Valuation Summary

|                |       |                           |      |        |         |
|----------------|-------|---------------------------|------|--------|---------|
| Dwelling       | Frame | 2 story w/bsmt            | Area | 1,008  | 265,860 |
| Basement       | Full  |                           |      |        |         |
| Heating        | Yes   | A/C Yes                   |      |        | 7,650   |
| Plumbing       | 2 F/B | 1 H/B 1 Add'l fix.        | Wh/p | Saunas | 9,000   |
| Attic          | None  | Attic size:               |      |        |         |
| Additions      |       |                           |      |        | 151,997 |
| Other Features |       | WB Stks                   |      |        | 6,750   |
| Sub-Total      |       |                           |      |        | 441,257 |
| Grade          | C     | Factor 1.0000             |      |        | 441,257 |
| CDU            |       | C&D Factor 1.00           |      |        | 441,257 |
| Depreciation   |       | 35 %                      |      |        | 286,817 |
|                |       | Computed cost value @ 70% |      |        | 200,772 |

## Building additions

| Category                 | Type                      | Area | Value   |
|--------------------------|---------------------------|------|---------|
| L Living Area            | FRFF Frame first floor    | 12   | 1,374   |
| P Porches, Patios, Decks | FOFF Frame open first flo | 98   | 5,971   |
| L Living Area            | FRFF Frame first floor    | 160  | 18,317  |
| L Living Area            | AIR Air conditioning      | 160  | 486     |
| L Living Area            | FRFF Frame first floor    | 240  | 27,475  |
| L Living Area            | AIR Air conditioning      | 240  | 730     |
| L Living Area            | FRUF Frame upper full     | 240  | 20,095  |
| L Living Area            | AIR Air conditioning      | 240  | 730     |
| G Garages                | FR Attached frame LE 65   | 648  | 27,996  |
| G Garages                | FSF Full-story fin o/gar  | 580  | 38,851  |
| L Living Area            | AIR Air conditioning      | 580  | 1,763   |
| P Porches, Patios, Decks | BPAT Brick/flagstone pati | 360  | 8,209   |
| Total additions          |                           |      | 151,997 |

## Outbuilding Information

| Description  | Wid | Len | Area  | Rate  | Year | Cnd | RCN           | Depr | Value |
|--------------|-----|-----|-------|-------|------|-----|---------------|------|-------|
| RS1 Frame    | 10  | 12  | 120   | 30.00 | 2019 | C   | 3,600         | 50   | 1,800 |
| Utility Shed |     |     |       |       |      |     |               |      |       |
| Value at 70% |     |     | 1,260 |       |      |     | Value at 100% |      | 1,800 |

