Town of Avon Residential Property Card

Property at 00001 NUTHATCH WAY 0258 Prop ID 3320001 Printed 12-Jun-2024 3:01 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MCGREAL PATRICIA
Second name:
Address: 102 RESERVOIR ROAD
City/state: BARKHAMSTED CT Zip: 06063

Location Information

Map: 040 Clerk map:
Lot: 3320001 Neigh.: PP Zone: IP Vol: 793 Page: 871

Assessments

Assmt category	Qty	Amount
Resident Condo	1.00	168,170
Resident Outbldg	1.00	4,200

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 20-May-2024
Sale price:
Sale valid:

Values

Mkt value :
Cost value: 246,243

Summary

Total assessments	172,370
Total exemptions	
Net assessment	172,370

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale :
Mkt/sale :
Assmt/sale:

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
SQFT			5,869				
Use Area							
		acres		Total land value			

Residential Dwelling Information

Subject	Code	Description
Style	21	PUD
Exterior Walls	10	Vertical Siding
Roof Material	01	Asphalt Shingles
Roof Type	01	Gable
Foundation	01	Poured Concrete
Interior Walls	02	Drywall
Floors	05	W/W over sub-flo
Heating System	02	Forced Hot Air
Fuel	02	Natural Gas
Attic	99	None
Grade		Unknown
Garage	21	Attached 1 car
Area Over Gar.	99	None
Basement	99	None
Bsmt Fin Qual	99	None
Air Condition	01	Central Air
Interior Cond	05	Good
Exterior Cond	05	Good

Condominium

POND PLACE 02 Field house A

Story Height 2.0

Total Rooms	4	Garage cars	1
Bedrooms	2	Unfinished area	
Family Rooms		Dormer linear f	
Full Baths	1	Masonry trim sf	
Half Baths	1	Finish bsmt sz	
Addtn'l fixtures		Rec Room Size	
Whirlpools		Living area	1,144
Saunas		# Living Units	
M/F stacks	1		
W/B stacks			
W/B openings			

Actual Year Built: 1978

Building Valuation Summary

				Area	
Dwelling	Frame	2 story w/bsmt		1,144	240,240
Basement	None				
Heating	Yes	A/C	Yes		
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		
Additions					
Other Features			M Stks		

Sub-Total		240,240
Grade	Factor	240,240
CDU	C&D Factor 1.00	240,240
Depreciation	%	240,240
	Computed cost value @ 70%	168,168

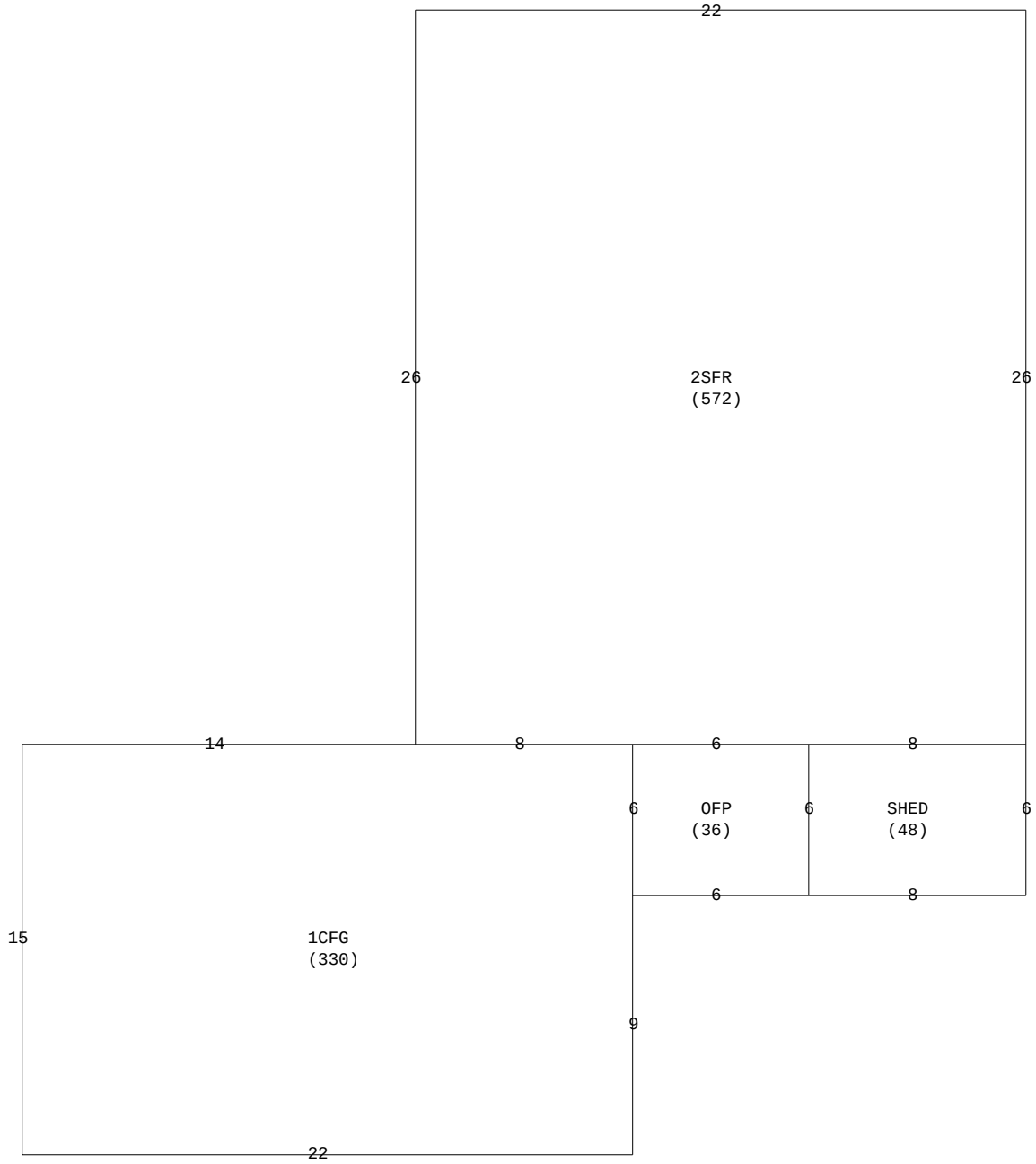
Building additions

Category	Type	Area	Value
		Total additions	

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con Block Detach Garage						C	6,000		6,000
Value at 70%			4,200			Value at 100%			6,000

Property at 00001 NUTHATCH WAY 0258 Prop ID 3320001 Card 01 Scale: 1" = 6.18 feet



PROB CERT BARNUM ABNER LIGHT V791 P1008 3-6-24
CERT OF DEVISE TO PATRICIA MCGREAL V793 P871 5-20-24