

Property at 00012 OWL COURT

0266

Prop ID 3450012

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Administrative Information

Owner name: CUFF NICHOLAS &
 Second name: GERSTEN ALYSSA
 Address: 12 OWL COURT
 City/state: AVON CT Zip: 06001

Location Information

Map: 040 Clerk map:
 Lot: 3450012 Neigh.: PP Zone: IP Vol: 815 Page: 162

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale
Resident Condo	1.00	198,590			Sale date: 29-May-2026 Sale price: 335,000 Sale valid:
					Values
					Mkt value : Cost value: 283,700

Summary

Total assessments	198,590	Utilities	Connecticut	Sales ratios
Total exemptions		Sewer	Public sewer	Cost/sale : .8469
Net assessment	198,590	Gas	CNG	Mkt/sale : Assmt/sale: .5928

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
SQFT		6,378						
Use Area								
		acres		Total land value				

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	21	PUD	POND PLACE 04 Country house
Exterior Walls	10	Vertical Siding	
Roof Material	01	Asphalt Shingles	Story Height 1.5
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 6 Garage cars 1
Interior Walls	02	Drywall	Bedrooms 3 Unfinished area
Floors	05	W/W over sub-flo	Family Rooms Dormer linear f
Heating System	02	Forced Hot Air	Full Baths 2 Masonry trim sf
Fuel	02	Natural Gas	Half Baths Finish bsmt sz
Attic	99	None	Addtn'l fixtures Rec Room Size
Grade		Unknown	Whirlpools Living area 1,632
Garage	11	Basement 1 car	Saunas # Living Units
Area Over Gar.	01	Fully Finished	M/F stacks 1
Basement	01	Full	W/B stacks
Bsmt Fin Qual	01	Unfinished	W/B openings
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1978

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	1,632	277,440
Basement	Full				3,260
Heating	Yes	A/C Yes			
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas	
Attic	None	Attic size:			
Additions					
Other Features		M Stks	Bsmt Gar		3,000
Sub-Total					283,700
Grade		Factor			283,700
CDU		C&D Factor 1.00			283,700
Depreciation		%			283,700
		Computed cost value @ 70%			198,590

Building additions

Category	Type	Area	Value
Total additions			

