

Property at 00053 PARKVIEW DRIVE

Prop ID 3510053

Printed 05-Sep-2025 4:21 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: DESLAURIERS BRIAN A &
 Second name: DESLAURIERS KRISTINA M
 Address: 53 PARKVIEW DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 3510053 Neigh.: Zone: R30 Vol: 698 Page: 532

Assessments

Assmt category	Qty	Amount
Resident Land	.69	94,500
Resident Dwelling	1.00	212,380
Resident Outbldg	1.00	2,520

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 27-Jun-2016
 Sale price: 285,000
 Sale valid:

Values

Mkt value :
 Cost value: 442,000

Summary

Total assessments	309,400
Total exemptions	
Net assessment	309,400

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.5509
 Mkt/sale :
 Assmt/sale: 1.0856

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.690	135,000	135,000			135,000	94,500
Primary Site		30,056						

.690 acres Total land value 135,000 94,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	01	Hardwood		
Heating System	01	Hot Water		
Fuel	01	Oil		
Attic	99	None		
Grade	33	C+		
Garage	22	Attached 2 car		
Area Over Gar.	99	None		
Basement	01	Full		
Bsmt Fin Qual	03	Rec Room W/ Air		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		
			Actual Year Built: 1963	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,678	267,320
Basement	Full				
Heating	Yes	A/C Yes			7,640
Plumbing	3 F/B	1 H/B 2 Add'l fix.	Wh/p	Saunas	14,500
Attic	None	Attic size:			
Additions					121,949
Other Features		WB Stks	RR		20,784
Sub-Total					432,193
Grade	C+	Factor 1.0800			466,768
CDU		C&D Factor 1.00			466,768
Depreciation		35 %			303,399
Computed cost value @ 70%					212,379

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	832	95,248
L Living Area	AIR Air conditioning	832	2,529
G Garages	FR Attached frame LE 65	550	24,172

Total additions 121,949

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	20	240	30.00	2023	C	7,200	50	3,600
Utility Shed									
Value at 70%					2,520		Value at 100%		3,600

