Town of Avon Residential Property Card

Property at 00007 RAVEN CIRCLE 0288 Prop ID 3650007 Printed 09-Feb-2026 1:08 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: LARCO ROBERT J
Second name:
Address: 7 RAVEN CIRCLE
City/state: AVON CT Zip: 06001

Location Information

Map: 040 Clerk map:
Lot: 3650007 Neigh.: PP Zone: IP Vol: 275 Page: 46

Assessments

Assmt category	Qty	Amount
Resident Condo	1.00	147,630
Resident Outbldg	1.00	7,000

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 26-Mar-1993
Sale price: 109,000
Sale valid:

Values

Mkt value :
Cost value: 220,900

Summary

Total assessments	154,630
Total exemptions	
Net assessment	154,630

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 2.0266
Mkt/sale :
Assmt/sale: 1.4186

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
SQFT			5,857				
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	32	Detached 2 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 03 Avon house

Story Height 1.0

Total Rooms	4	Garage cars	2
Bedrooms	2	Unfinished area	
Family Rooms		Dormer linear f	
Full Baths	1	Masonry trim sf	
Half Baths		Finish bsmt sz	
Addtn'l fixtures		Rec Room Size	
Whirlpools		Living area	1,110
Saunas		# Living Units	
M/F stacks	1		
W/B stacks			
W/B openings			

Actual Year Built: 1978

Building Valuation Summary

				Area	
Dwelling	Frame	1 story w/bsmt		1,110	210,900
Basement	None				
Heating	Yes	A/C Yes			
Plumbing	1 F/B	H/B	Add'l fix.	Wh/p	Saunas
Attic	None	Attic size:			
Additions					
Other Features		M Stks			

Sub-Total		210,900
Grade	Factor	210,900
CDU	C&D Factor 1.00	210,900
Depreciation	%	210,900
	Computed cost value @ 70%	147,630

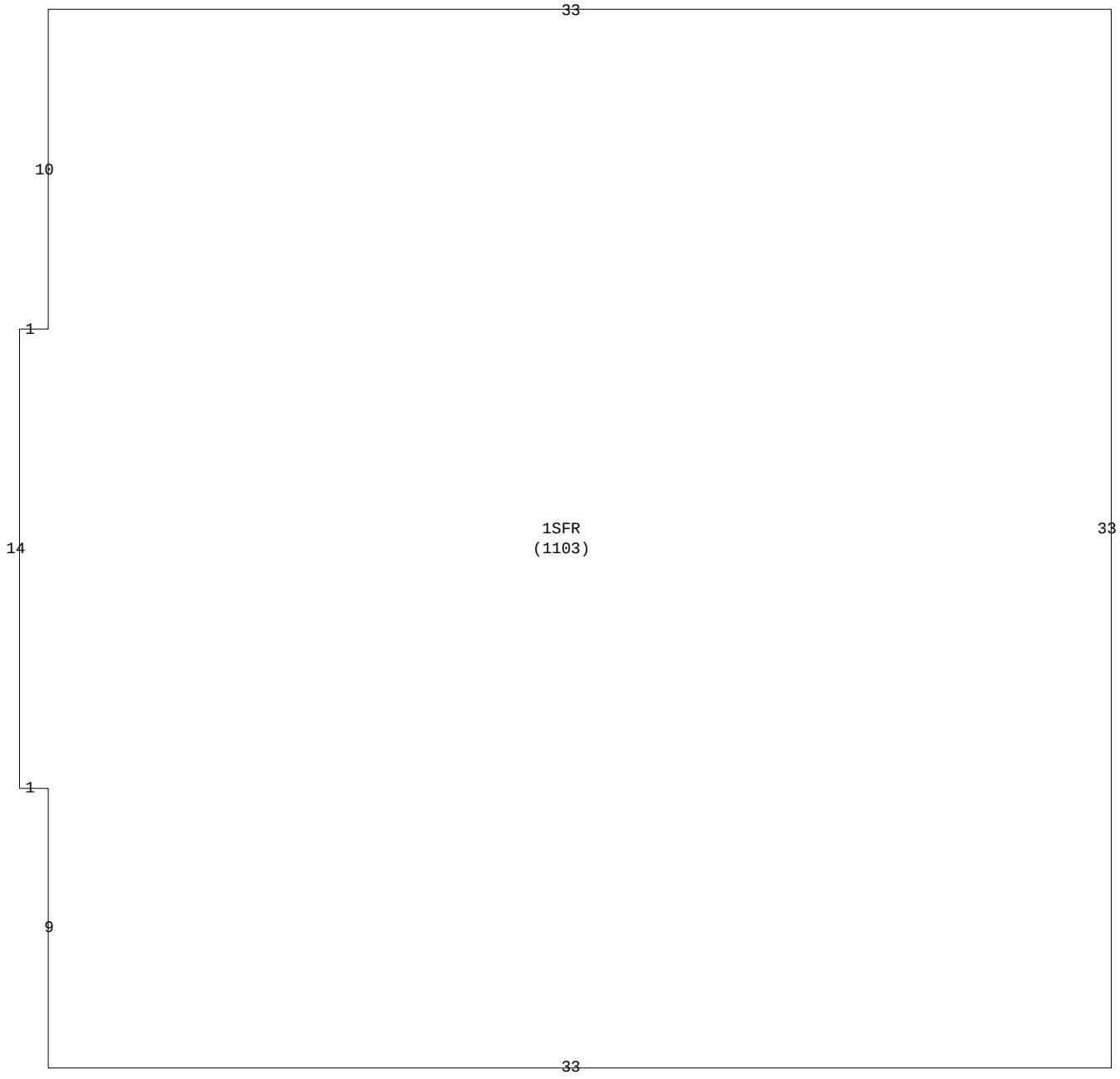
Building additions

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	22	22	484			C	10,000		10,000

Value at 70% 7,000 Value at 100% 10,000

Property at 00007 RAVEN CIRCLE 0288 Prop ID 3650007 Card 01 Scale: 1" = 4.98 feet