

Property at 00035 RIVER VIEW

0134

Prop ID 3750035

Printed 22-Aug-2025 8:31 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: FRANZONI MARINA
Second name:
Address: 35 RIVER ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 044 Clerk map:
Lot: 3750035 Neigh.: RM Zone: RU2A Vol: 806 Page: 294

Assessments

Assmt category	Qty	Amount
Resident Condo	1.00	223,570

Exemptions

Exempt	Cat	Amount
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Last sale

Sale date: 13-Aug-2025
Sale price: 387,500
Sale valid:

Values

Mkt value :
Cost value: 319,386

Summary

Total assessments	223,570
Total exemptions	
Net assessment	223,570

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : .8242
Mkt/sale :
Assmt/sale: .5770

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,825	319,380
Basement	Full			
Heating	Yes	A/C Yes		
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p Saunas
Attic	Fully Finished		Attic size: 260	
Additions				
Other Features		M Stks		

Sub-Total		319,380
Grade	Factor	319,380
CDU	C&D Factor 1.00	319,380
Depreciation	%	319,380
	Computed cost value @ 70%	223,566

Building additions

Category	Type	Area	Value
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Total additions

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	16	Condominium	RIVER MEAD 01 Buckthorn B
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	02	Hip	
Foundation	01	Poured Concrete	Total Rooms 6 Garage cars 1
Interior Walls	02	Drywall	Bedrooms 2 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 1 Finish bsmt sz
Attic	01	Fully Finished	Addtn'l fixtures Rec Room Size
Grade		Unknown	Whirlpools Living area 1,825
Garage	31	Detached 1 car	Saunas # Living Units
Area Over Gar.	99	None	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: 1986

No sketch for this property