

Property at 00037 SEPOUS ROAD

Prop ID 3920037

Printed 21-May-2026 9:13 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: INGALLS EDWARD
 Second name:
 Address: 37 SEPOUS ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 048 Clerk map: 26 003
 Lot: 3920037 Neigh.: Zone: Vol: 762 Page: 188

Assessments

Assmt category	Qty	Amount
Resident Land	.34	70,000
Resident Dwelling	1.00	479,260

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 06-Jul-2021
 Sale price: 150,000
 Sale valid: 7

Values

Mkt value :
 Cost value: 788,786

Summary

Total assessments	552,150	
Total exemptions		
Net assessment	552,150	

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 5.2586
 Mkt/sale :
 Assmt/sale: 3.6810

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.340	100,000	100,000			100,000	70,000
Primary Site		14,810						
RES	12	.550	7,500	4,125			4,125	2,888
Residual		23,958						

.890 acres Total land value 104,125 72,888

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	14	Log Cabin		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	3
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	07	Propane Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	40	B	Full Baths	3
Garage	22	Attached 2 car	Half Baths	2
Area Over Gar.	01	Fully Finished	Masonry trim sf	
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Rec Room Size	
Air Condition	01	Central Air	Living area	
Interior Cond	05	Good	Whirlpools	
Exterior Cond	05	Good	Saunas	
			# Living Units	3,997
			M/F stacks	2
			W/B stacks	
			W/B openings	
Actual Year Built: 2021				

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	2,029	405,680
Basement	Full with walk				
Heating	Yes	A/C Yes			11,570
Plumbing	3 F/B	2 H/B	3 Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		18,500
Additions					101,633
Other Features		M Stks			6,000

Sub-Total					543,383
Grade	B	Factor 1.2600			684,663
CDU		C&D Factor 1.00			684,663
Depreciation		%			684,663
		Computed cost value @ 70%			479,264

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	592	25,811
G Garages	FSF Full-story fin o/gar	540	36,171
L Living Area	AIR Air conditioning	540	1,642
L Living Area	BSMT Basement addition	128	2,359
L Living Area	FRFF Frame first floor	128	14,654
L Living Area	AIR Air conditioning	128	389
P Porches, Patios, Decks	DECK Wood deck	495	13,113
P Porches, Patios, Decks	FOFF Frame open first flo	123	7,494

Total additions 101,633

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
Value at 70%					Value at 100%				

