

Property at 00163 SIMSBURY ROAD

Prop ID 3970163

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Administrative Information

Owner name: DEVRIES GRACE AND
Second name: MUCE SOPHIA
Address: 163 SIMSBURY ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 002 Clerk map:
Lot: 3970163 Neigh.: Zone: R40 Vol: 807 Page: 109

Assessments

Assmt category	Qty	Amount
Resident Land	.53	87,500
Resident Dwelling	1.00	102,890

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 04-Sep-2025
Sale price: 380,000
Sale valid:

Values

Mkt value :
Cost value: 271,986

Summary

Total assessments	190,390
Total exemptions	
Net assessment	190,390

Utilities

Water	Well
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : .7158
Mkt/sale :
Assmt/sale: .5010

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.530	125,000	125,000			125,000	87,500
Primary Site		23,087						

.530 acres Total land value 125,000 87,500

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	720	182,770
Basement	Full				
Heating	Yes	A/C No			
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p	Saunas 3,500
Attic	None		Attic size:		
Additions					33,122
Other Features		WB Stks			6,750

Sub-Total		226,142
Grade C	Factor 1.0000	226,142
CDU	C&D Factor 1.00	226,142
Depreciation	35 %	146,992
	Computed cost value @ 70%	102,894

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	120	7,311
G Garages	FR Attached frame LE 65	240	12,077
P Porches, Patios, Decks	FOFF Frame open first flo	16	975
L Living Area	BSMT Basement addition	96	1,769
L Living Area	FRFF Frame first floor	96	10,990

Total additions 33,122

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	02	Cape	
Exterior Walls	04	Vinyl 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	30	C	
Garage	21	Attached 1 car	
Area Over Gar.	99	None	
Basement	01	Full	
Bsmt Fin Qual	01	Unfinished	
Air Condition	99	None	
Interior Cond	05	Good	
Exterior Cond	05	Good	

Total Rooms	5	Garage cars	1
Bedrooms	3	Unfinished area	
Family Rooms		Dormer linear f	30
Full Baths	1	Masonry trim sf	
Half Baths	1	Finish bsmt sz	
Addtn'l fixtures		Rec Room Size	
Whirlpools		Living area	1,320
Saunas		# Living Units	
M/F stacks			
W/B stacks	1		
W/B openings	1		

Actual Year Built: 1941

