

Property at 00030 STILL BROOK ROAD

Prop ID 4080030

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Administrative Information

Owner name: MCCLELLAN BRENDAN P &
 Second name: FELDER ASHLEY L
 Address: 30 STILL BROOK ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map:
 Lot: 4080030 Neigh.: Zone: R40 Vol: 804 Page: 1245

Assessments

Assmt category	Qty	Amount
Resident Land	.78	94,500
Resident Dwelling	1.00	120,970
Resident Outbldg	1.00	700

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 30-Jun-2025
 Sale price: 413,000
 Sale valid:

Values

Mkt value :
 Cost value: 308,814

Summary

Total assessments	216,170
Total exemptions	
Net assessment	216,170

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .7477
 Mkt/sale :
 Assmt/sale: .5234

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.780	135,000	135,000			135,000	94,500
Primary Site		33,977						

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

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable	Story Height 1.0	
Foundation	01	Poured Concrete	Total Rooms	5
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	1
Grade	30	C	Whirlpools	
Garage	12	Basement 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	2
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1962	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,248	210,730
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	H/B 1 Add'l fix.	Wh/p	Saunas	5,500
Attic	None	Attic size:			
Additions					25,470
Other Features	WB Stks	RR	Bsmt Gar		24,159
Sub-Total					265,859
Grade	C	Factor 1.0000			265,859
CDU		C&D Factor 1.00			265,859
Depreciation		35 %			172,808
Computed cost value @ 70%					120,966

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	CPAT Concrete patio	425	3,622
P Porches, Patios, Decks	FEFF Frame enclosed first	192	18,310
L Living Area	BSMT Basement addition	192	3,538

Total additions 25,470

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	8	64	30.00	1997	C	1,920	50	1,000
Utility Shed									
Value at 70%					700	Value at 100%			1,000

