Town of Avon Residential Property Card

Property at 00052 TAMARA CIRCLE | Prop ID 4290052 | Printed 07-Feb-2024 4:24 PM | Design and Layout (C) Right/Angles

Administrative Information

Owner name: ZAPPALORTI DEAN A
Second name:
Address: 52 TAMARA CIRCLE
City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map:
Lot: 4290052 Neigh.: Zone: R40 Vol: 766 Page: 578

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwellng	1.00	159,830
Resident Excess	.07	370

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 25-Feb-2010
Sale price: 261,000
Sale valid:

Values

Mkt value :
Cost value: 378,857

Summary

Total assessments	265,200
Total exemptions	
Net assessment	265,200

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.4516
Mkt/sale :
Assmt/sale: 1.0161

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	150,000	150,000		150,000	105,000
Primary Site		40,075					
RES	12	.070	7,500	525		525	368
Residual		3,049					
		.990 acres		Total land value		150,525	105,368

Residential Dwelling Information

Subject	Code	Description
Style	09	Dutch Colonial
Exterior Walls	01	Clapboards
Roof Material	01	Asphalt Shingles
Roof Type	03	Gambrell
Foundation	01	Poured Concrete
Interior Walls	02	Drywall
Floors	05	W/W over sub-flo
Heating System	01	Hot Water
Fuel	01	Oil
Attic	99	None
Grade	33	C+
Garage	22	Attached 2 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

Condominium

Story Height 2.0

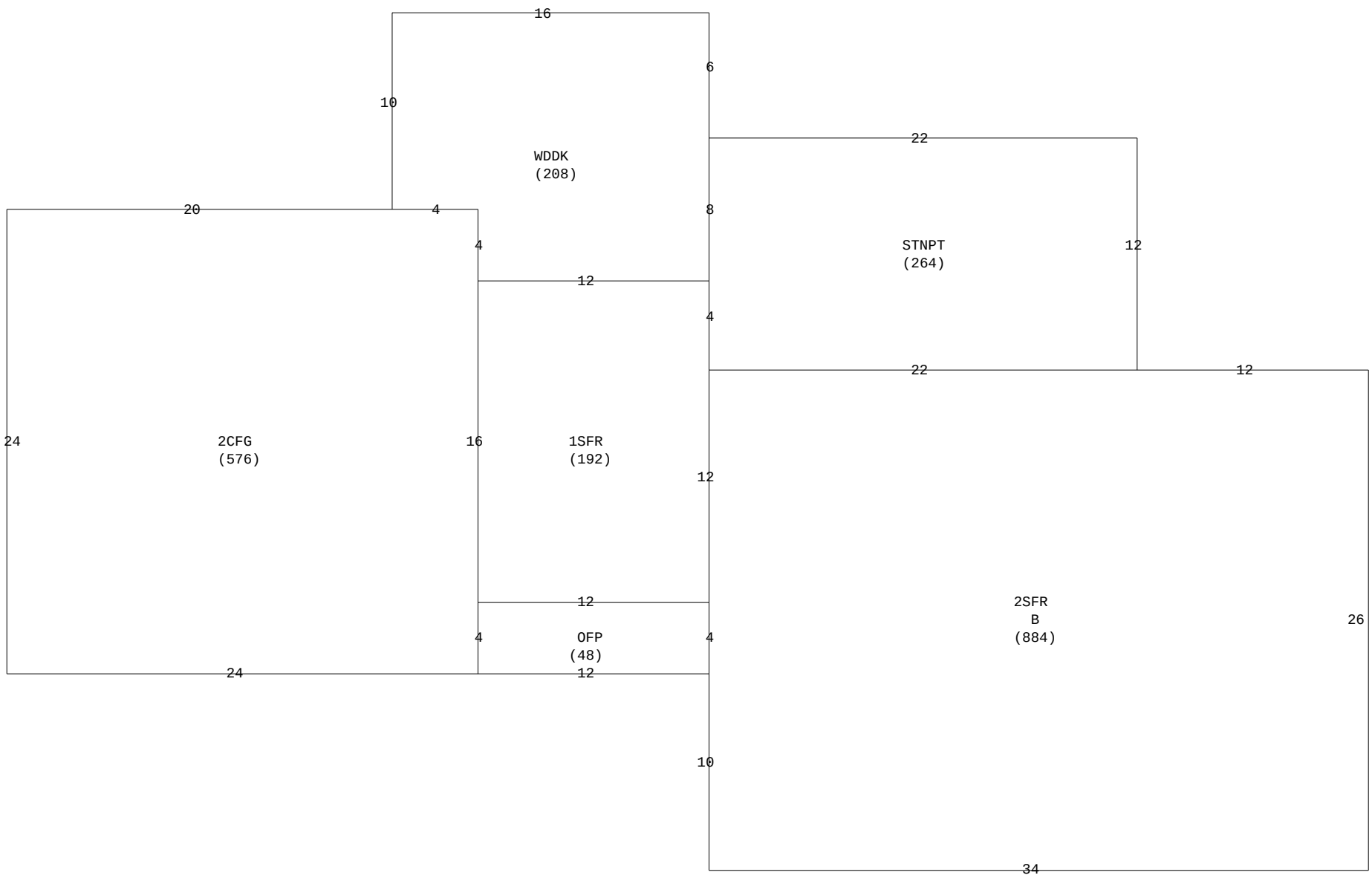
Total Rooms	7	Garage cars	2
Bedrooms		Unfinished area	
Family Rooms		Dormer linear f	
Full Baths	2	Masonry trim sf	
Half Baths	1	Finish bsmt sz	
Addtn'l fixtures		Rec Room Size	
Whirlpools		Living area	1,960
Saunas		# Living Units	
M/F stacks			
W/B stacks	2		
W/B openings	2		

Actual Year Built: 1972

Building Valuation Summary

				Area	
Dwelling	Frame	2 story w/bsmt		884	241,640
Basement	Full				
Heating	Yes	A/C	No		
Plumbing	2 F/B	1 H/B	Add'l fix. Wh/p Saunas		8,500
Attic	None		Attic size:		
Additions					61,621
Other Features		WB Stks			13,500
Sub-Total					325,261
Grade	C+	Factor 1.0800			351,282
CDU		C&D Factor 1.00			351,282
Depreciation		35 %			228,333
		Computed cost value @ 70%			159,833

Building additions

Category		Type		Area	Value
G	Garages	FR	Attached frame LE 65	576	25,187
P	Porches, Patios, Decks	DECK	Wood deck	208	5,510
L	Living Area	FRFF	Frame first floor	192	21,980
P	Porches, Patios, Decks	FOFF	Frame open first flo	48	2,924
P	Porches, Patios, Decks	BPAT	Brick/flagstone pati	264	6,020
			Total additions		61,621

Property at 00052 TAMARA CIRCLE Prop ID 4290052 Card 01 Scale: 1" = 7.34 feet