

Property at 00088 THOMPSON ROAD

Prop ID 4320088

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Administrative Information

Owner name: TAYLOR RAYMOND DAVID
 Second name:
 Address: 88 THOMPSON ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
 Lot: 4320088 Neigh.: Zone: R40 Vol: 745 Page: 109

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 25-Aug-2020
Resident Land	.92	94,500				Sale price: 460,000
Resident Dwelling	1.00	353,950				Sale valid:
					Values	
Resident Excess	.92	4,830			Mkt value :	
					Cost value:	647,543
Summary			Utilities		Sales ratios	
Total assessments		453,280	Water	Well	Cost/sale :	1.4077
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		453,280	Gas	None	Assmt/sale:	.9854

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	135,000	135,000		135,000	94,500
Primary Site		40,075					
RES	12	.920	7,500	6,900		6,900	4,830
Residual		40,075					
1.840 acres				Total land value		141,900	99,330

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	388,110
Basement	Partial > half		1,634	-2,260
Heating	Yes	A/C Yes		11,090
Plumbing	3 F/B	1 H/B	1 Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Other Features		WB Stks	RR	16,500
				132,758
Sub-Total				30,040
Grade	B+	Factor 1.3500		576,238
CDU		C&D Factor 1.00		777,921
Depreciation		35 %		777,921
Computed cost value @ 70%				505,649
				353,954

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	45	2,742
P Porches, Patios, Decks	DECK Wood deck	169	4,477
L Living Area	FRFF Frame first floor	140	16,027
L Living Area	OVER Frame Overhang	28	2,564
P Porches, Patios, Decks	BPAT Brick/flagstone pati	266	6,066
G Garages	FR Attached frame LE 65	575	25,148
L Living Area	FRUH Frame upper half	575	29,403
L Living Area	AIR Air conditioning	288	876
L Living Area	FRFF Frame first floor	342	39,153
L Living Area	BSMT Basement addition	342	6,302

Total additions 132,758

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	5
Heating System	02	Forced Hot Air	Family Rooms	
Fuel	01	Oil	Full Baths	3
Attic	99	None	Half Baths	1
Grade	43	B+	Addtn'l fixtures	1
Garage	22	Attached 2 car	Whirlpools	1
Area Over Gar.	03	Partial	Saunas	
Basement	03	Partial > half	M/F stacks	
Bsmt Fin Qual	03	Rec Room W/ Air	W/B stacks	2
Air Condition	01	Central Air	W/B openings	2
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1987	

