

Property at 00188 THOMPSON ROAD

Prop ID 4320188

Printed 07-Feb-2024 4:36 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: RULON RICHARD E
 Second name:
 Address: 188 THOMPSON ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 030 Clerk map: 08 055
 Lot: 4320188 Neigh.: Zone: R40 Vol: 059 Page: 504

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale
Resident Land	.92	94,500	AAA Veteran	1,000	Sale date: 18-Apr-1968
Resident Dwelling	1.00	92,310	CAB Add Vet	500	Sale price: 16,500
Resident Outbldg	1.00	23,800	DAC Veteran	10,000	Sale valid:

Values	
Mkt value :	
Cost value:	307,400

Summary

Summary		Utilities		Sales ratios	
Total assessments	215,180	Water	Well	Cost/sale :	18.6303
Total exemptions	11,500	Sewer	Septic	Mkt/sale :	
Net assessment	203,680	Gas	None	Assmt/sale:	13.0412

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	.870	7,500	6,525		6,525	4,568
Residual		37,897					

1.790 acres Total land value 141,525 99,068

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	17	Old style		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	03	Gambrell		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	01	Plaster	Garage cars	3
Floors	01	Hardwood	Bedrooms	Unfinished area
Heating System	01	Hot Water	Family Rooms	Dormer linear f
Fuel	02	Natural Gas	Full Baths	1
Attic	99	None	Masonry trim sf	
Grade	30	C	Half Baths	1
Garage	33	Detached 3 car	Addtn'l fixtures	1
Area Over Gar.	01	Fully Finished	Whirlpools	1,288
Basement	01	Full	Saunas	
Bsmt Fin Qual	01	Unfinished	M/F stacks	
Air Condition	99	None	W/B stacks	
Interior Cond	04	Average	W/B openings	
Exterior Cond	04	Average	Actual Year Built: 1940	

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	336
Basement	Full		134,620
Heating	Yes	A/C No	
Plumbing	1 F/B	H/B 1 Add'l fix.	Wh/p
Attic	None	Attic size:	Saunas
Additions			500
Other Features			67,761

Sub-Total		202,881
Grade	C	Factor 1.0000
CDU	C&D Factor 1.00	202,881
Depreciation	35 %	131,873
	Computed cost value @ 70%	92,311

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	168	19,233
L Living Area	FRFF Frame first floor	224	25,644
L Living Area	FRUF Frame upper full	224	18,756
L Living Area	BSMT Basement addition	224	4,128

Total additions 67,761

Outbuilding Information

Description	Wid Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con		1,216	55.95		C	68,035	50	34,000
Block Detach Garage								

Value at 70% 23,800

Value at 100% 34,000

