

Property at 00204 THOMPSON ROAD

Prop ID 4320204

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

## Administrative Information

Owner name: DALY THOMAS R & KATHERINE  
 Second name:  
 Address: 204 THOMPSON ROAD  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 030 Clerk map:  
 Lot: 4320204 Neigh.: Zone: R40 Vol: 752 Page: 837

| Assessments       |      |         | Exemptions |        | Last sale    |                        |
|-------------------|------|---------|------------|--------|--------------|------------------------|
| Assmt category    | Qty  | Amount  | Exempt     | Cat    | Amount       | Sale date: 29-May-2013 |
| Resident Land     | .92  | 94,500  |            |        |              | Sale price: 440,000    |
| Resident Dwelling | 1.00 | 208,490 |            |        |              | Sale valid:            |
| Resident Outbldg  | 1.00 | 7,070   |            |        |              | Values                 |
| Resident Excess   | .39  | 2,050   |            |        |              | Mkt value :            |
|                   |      |         |            |        |              | Cost value: 445,871    |
| Summary           |      |         | Utilities  |        | Sales ratios |                        |
| Total assessments |      | 312,110 | Water      | Well   | Cost/sale :  | 1.0133                 |
| Total exemptions  |      |         | Sewer      | Septic | Mkt/sale :   |                        |
| Net assessment    |      | 312,110 | Gas        | None   | Assmt/sale:  | .7093                  |

## 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  | .390       | 7,500   | 2,925            |      |      | 2,925   | 2,048     |
| Residual     |     | 16,988     |         |                  |      |      |         |           |
| 1.310 acres  |     |            |         | Total land value |      |      | 137,925 | 96,548    |

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |   |
|----------------|------|------------------|-------------------------|---|
| Style          | 19   | Modern Colonial  |                         |   |
| Exterior Walls | 04   | Vinyl Siding     |                         |   |
| Roof Material  | 01   | Asphalt Shingles | Story Height 2.0        |   |
| Roof Type      | 01   | Gable            |                         |   |
| Foundation     | 01   | Poured Concrete  | Total Rooms             | 9 |
| Interior Walls | 02   | Drywall          | Bedrooms                | 4 |
| Floors         | 05   | W/W over sub-flo | Family Rooms            | 1 |
| Heating System | 01   | Hot Water        | Full Baths              | 2 |
| Fuel           | 02   | Natural Gas      | Half Baths              | 1 |
| Attic          | 99   | None             | Addtn'l fixtures        |   |
| Grade          | 37   | B-               | Whirlpools              |   |
| Garage         | 22   | Attached 2 car   | Saunas                  |   |
| Area Over Gar. | 07   | Attic            | M/F stacks              | 1 |
| Basement       | 01   | Full             | W/B stacks              |   |
| Bsmt Fin Qual  | 01   | Unfinished       | W/B openings            |   |
| Air Condition  | 01   | Central Air      |                         |   |
| Interior Cond  | 05   | Good             |                         |   |
| Exterior Cond  | 05   | Good             | Actual Year Built: 1998 |   |

## Building Valuation Summary

|                           |       |                 |             |      |        | Area |         |
|---------------------------|-------|-----------------|-------------|------|--------|------|---------|
| Dwelling                  | Frame | 2 story w/bsmt  |             |      |        | 986  | 261,560 |
| Basement                  | Full  |                 |             |      |        |      |         |
| Heating                   | Yes   | A/C Yes         |             |      |        |      | 7,520   |
| Plumbing                  | 2 F/B | 1 H/B           | Add'l fix.  | Wh/p | Saunas |      | 8,500   |
| Attic                     | None  |                 | Attic size: |      |        |      |         |
| Additions                 |       |                 |             |      |        |      | 83,086  |
| Other Features            |       | M Stks          |             |      |        |      | 3,000   |
| Sub-Total                 |       |                 |             |      |        |      | 363,666 |
| Grade                     | B-    | Factor 1.1700   |             |      |        |      | 425,489 |
| CDU                       |       | C&D Factor 1.00 |             |      |        |      | 425,489 |
| Depreciation              |       | 30 %            |             |      |        |      | 297,842 |
| Computed cost value @ 70% |       |                 |             |      |        |      | 208,489 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| G Garages                | FR Attached frame LE 65   | 463  | 20,778 |
| P Porches, Patios, Decks | BPAT Brick/flagstone pati | 506  | 11,539 |
| L Living Area            | FRFF Frame first floor    | 432  | 49,456 |
| L Living Area            | AIR Air conditioning      | 432  | 1,313  |
| Total additions          |                           |      | 83,086 |

## Outbuilding Information

| Description         | Wid | Len   | Area          | Rate  | Year   | Cnd | RCN    | Depr | Value  |
|---------------------|-----|-------|---------------|-------|--------|-----|--------|------|--------|
| RG1 Frame or Con    | 24  | 15    | 360           | 55.95 | 2016   | C   | 20,142 | 50   | 10,100 |
| Block Detach Garage |     |       |               |       |        |     |        |      |        |
| Value at 70%        |     | 7,070 | Value at 100% |       | 10,100 |     |        |      |        |

