

Property at 00012 VERVILLE ROAD

Prop ID 4430012

Printed 09-Mar-2026 9:29 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: TANG CARL S &
Second name: MCLAIN MELISSA A
Address: 12 VERVILLE ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map: 23 011
Lot: 4430012 Neigh.: Zone: R15 Vol: 812 Page: 529

Assessments

Assmt category	Qty	Amount
Resident Land	.34	87,500
Resident Dwelling	1.00	456,830

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 25-Feb-2026
Sale price: 890,000
Sale valid:

Values

Mkt value :
Cost value: 781,514

Summary

Total assessments	547,060
Total exemptions	
Net assessment	547,060

Utilities

Water	None
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .8781
Mkt/sale :
Assmt/sale: .6147

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.340	125,000	125,000		125,000	87,500
Primary Site		14,810					
RES	12	.520	7,500	3,900		3,900	2,730
Residual		22,651					

.860 acres

Total land value

128,900

90,230

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	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	07	Propane Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	47	A-	Full Baths	3
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	3,382
Exterior Cond	05	Good	Whirlpools	
			# Living Units	1
			M/F stacks	1
			W/B stacks	
			W/B openings	
			Actual Year Built: 2024	

Building Valuation Summary

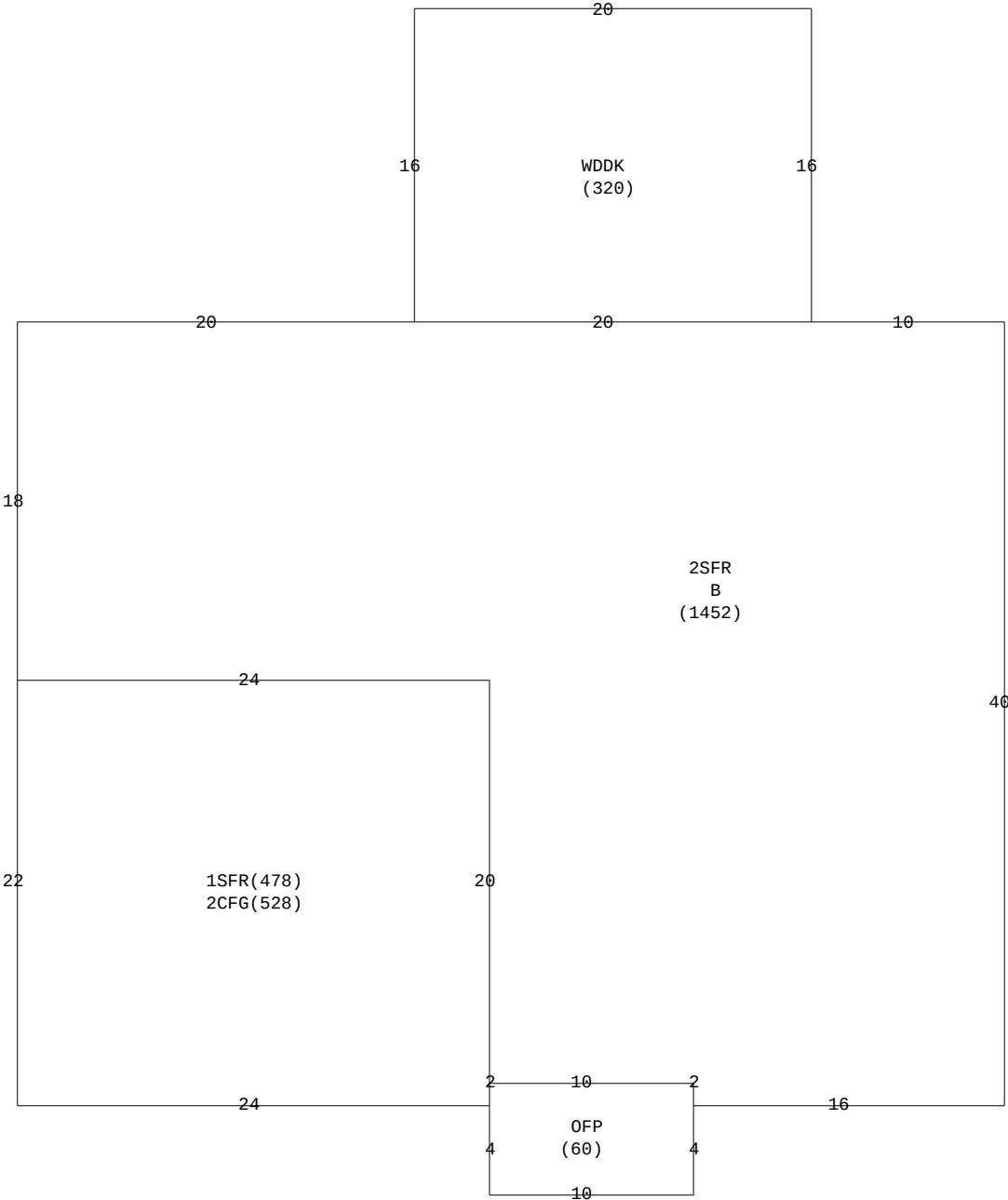
Dwelling	Frame	2 story w/bsmt	Area 1,452	352,570
Basement	Full			
Heating	Yes	A/C Yes		10,090
Plumbing	3 F/B	1 H/B 4 Add'l fix.	Wh/p	15,500
Attic	None	Attic size:		
Additions				68,918
Other Features		M Stks		3,000

Sub-Total			450,078
Grade	A-	Factor 1.4500	652,613
CDU		C&D Factor 1.00	652,613
Depreciation		%	652,613
		Computed cost value @ 70%	456,829

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	528	23,314
G Garages	FSF Full-story fin o/gar	478	32,018
L Living Area	AIR Air conditioning	478	1,453
P Porches, Patios, Decks	FOFF Frame open first flo	60	3,656
P Porches, Patios, Decks	DECK Wood deck	320	8,477

Total additions 68,918



SPLIT FROM 155 HH ROAD