

Property at 00051 VERVILLE ROAD

Prop ID 4430051

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Administrative Information

Owner name: SILVA-MUHAMMAD CARLA
 Second name:
 Address: 51 VERVILLE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map:
 Lot: 4430051 Neigh.: Zone: R15 Vol: 753 Page: 741

Assessments

Assmt category	Qty	Amount
Resident Land	.34	87,500
Resident Dwelling	1.00	129,960

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 27-Jan-2021
 Sale price: 289,900
 Sale valid:

Values

Assmt category	Qty	Amount	Mkt value	Cost value
Resident Excess	.07	370		311,186

Summary

Total assessments	217,830
Total exemptions	
Net assessment	217,830

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.0734
 Mkt/sale :
 Assmt/sale: .7514

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	.070	7,500	525			525	368
Residual		3,049						

.410 acres Total land value 125,525 87,868

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	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 6 Garage cars 1
Interior Walls	01	Plaster	Bedrooms 3 Unfinished area
Floors	01	Hardwood	Family Rooms Dormer linear f
Heating System	02	Forced Hot Air	Full Baths 1 Masonry trim sf
Fuel	01	Oil	Half Baths 1 Finish bsmt sz
Attic	99	None	Addtn'l fixtures Rec Room Size
Grade	30	C	Whirlpools Living area 1,879
Garage	21	Attached 1 car	Saunas # Living Units
Area Over Gar.	99	None	M/F stacks
Basement	03	Partial > half	W/B stacks
Bsmt Fin Qual	01	Unfinished	W/B openings
Air Condition	99	None	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1890

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	218,990
Basement	Partial > half		768	-2,260
Heating	Yes	A/C No		
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Other Features				3,500
				65,388

Sub-Total	285,618
Grade C	Factor 1.0000
CDU	C&D Factor 1.00
Depreciation	35 %
	Computed cost value @ 70%
	129,956

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	208	5,510
G Garages	FR Attached frame LE 65	390	17,930
L Living Area	FRFF Frame first floor	154	17,630
P Porches, Patios, Decks	FOFF Frame open first flo	44	2,681
L Living Area	FRFF Frame first floor	98	11,219
L Living Area	FRFF Frame first floor	91	10,418

Total additions 65,388

