

Property at 00077 WEST AVON ROAD

Prop ID 4520077

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Administrative Information

Owner name: MAYER CHARLES W AND
 Second name: MARGARET A
 Address: 77 WEST AVON ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
 Lot: 4520077 Neigh.: Zone: R40 Vol: 599 Page: 260

Assessments

Assmt category	Qty	Amount
Resident Land	.92	87,500
Resident Outbldg	3.00	19,950
Resident Dwelling	1.00	189,100

Exemptions

Exempt Cat	Amount
Resident Excess	.55 2,890

Last sale

Sale date:
 Sale price:
 Sale valid:
 Values
 Mkt value :
 Cost value: 427,771

Summary

Total assessments	299,440
Total exemptions	
Net assessment	299,440

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale :
 Mkt/sale :
 Assmt/sale:

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	125,000	125,000			125,000	87,500
Primary Site		40,075						
RES	12	.550	7,500	4,125			4,125	2,888
Residual		23,958						

1.470 acres Total land value 129,125 90,388

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	01	Ranch	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	Story Height 1.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 8
Interior Walls	01	Plaster	Garage cars 2
Floors	01	Hardwood	Bedrooms 4
Heating System	01	Hot Water	Unfinished area
Fuel	01	Oil	Family Rooms 1
Attic	02	Unfinished	Dormer linear f
Grade	30	C	Masonry trim sf
Garage	12	Basement 2 car	Half Baths 3
Area Over Gar.	01	Fully Finished	Finish bsmt sz
Basement	03	Partial > half	Rec Room Size
Bsmt Fin Qual	01	Unfinished	Living area 2,510
Air Condition	99	None	# Living Units
Interior Cond	05	Good	
Exterior Cond	05	Good	

Actual Year Built: 1938

Building Valuation Summary

		Area	
Dwelling	Frame	1 story w/bsmt	1,086 189,410
Basement	Partial > half		-2,260
Heating	Yes	A/C No	
Plumbing	3 F/B	H/B Add'l fix.	Wh/p Saunas 10,000
Attic	Unfinished	Attic size: 1,086	14,739
Additions			191,969
Other Features	WB Stks	Bsmt Gar	11,750
Sub-Total			415,608
Grade	C	Factor 1.0000	415,608
CDU		C&D Factor 1.00	415,608
Depreciation		35 %	270,145
		Computed cost value @ 70%	189,102

Building additions

Category	Type	Area	Value
L Living Area	BSMT Basement addition	1,244	22,924
L Living Area	FRFF Frame first floor	1,244	142,414
P Porches, Patios, Decks	F0FF Frame open first flo	30	1,828
L Living Area	FRFF Frame first floor	180	20,607
P Porches, Patios, Decks	BPAT Brick/flagstone pati	184	4,196

Total additions 191,969

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	24	28	672	55.95		C	37,598	50	18,800
Block Detach Garage									
RG1 Frame or Con	12	22	264	55.95		C	14,771	50	7,400
Block Detach Garage									
RS1 Frame	7	22	154	30.00		C	4,620	50	2,300
Utility Shed									
Value at 70%			19,950				Value at 100%		28,500

