

Property at 00093 WEST AVON ROAD

Prop ID 4520093

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Administrative Information

Owner name: MILLER PEACHIES L M
 Second name:
 Address: 93 WEST AVON ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
 Lot: 4520093 Neigh.: Zone: R40 Vol: 310 Page: 158

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 21-Aug-1995
Resident Land	.92	87,500			Sale price: 120,000
Resident Outbldg	1.00	9,450			Sale valid:
Resident Dwelling	1.00	109,740			Values
Resident Excess	.09	470			Mkt value :
					Cost value: 295,943

Summary

Summary	Utilities	Sales ratios
Total assessments 207,160	Water Well	Cost/sale : 2.4662
Total exemptions	Sewer Septic	Mkt/sale :
Net assessment 207,160	Gas None	Assmt/sale: 1.7263

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	.090	7,500	675		675	473
Residual		3,920					
1.010 acres		Total land value		125,675		87,973	

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	09	Dutch Colonial	
Exterior Walls	02	Wood Shingles	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	03	Gambrell	
Foundation	01	Poured Concrete	Total Rooms 7 Garage cars 2
Interior Walls	01	Plaster	Bedrooms 3 Unfinished area
Floors	01	Hardwood	Family Rooms Dormer linear f
Heating System	01	Hot Water	Full Baths 2 Masonry trim sf
Fuel	02	Natural Gas	Half Baths Finish bsmt sz
Attic	99	None	Addn'l fixtures 1 Rec Room Size
Grade	30	C	Whirlpools Living area 1,590
Garage	32	Detached 2 car	Saunas # Living Units
Area Over Gar.	99	None	M/F stacks
Basement	99	None	W/B stacks 1
Bsmt Fin Qual	99	None	W/B openings 1
Air Condition	99	None	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1948

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	180,320
Basement	None		570	-5,140
Heating	Yes	A/C No		
Plumbing	2 F/B	H/B 1 Add'l fix.	Wh/p	Saunas 5,500
Attic	None	Attic size:		
Additions				53,767
Other Features		WB Stks		6,750
Sub-Total				241,197
Grade C		Factor 1.0000		241,197
CDU		C&D Factor 1.00		241,197
Depreciation		35 %		156,778
		Computed cost value @ 70%		109,745

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	BPAT Brick/flagstone pati	179	4,082
L Living Area	FRFF Frame first floor	300	34,344
L Living Area	FRUH Frame upper half	300	15,341
Total additions			53,767

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	22	22	484	55.95		C	27,080	50	13,500
Block Detach Garage									
Value at 70%			9,450				Value at 100%		13,500

