

Property at 00099 WEST AVON ROAD

Prop ID 4520099

Printed 09-Jan-2026 12:52 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MACSWEENEY STEVEN M AND
 Second name: CHRISTINA J
 Address: 99 WEST AVON ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
 Lot: 4520099 Neigh.: Zone: R40 Vol: 684 Page: 1056

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 23-Apr-2015
Resident Land	.92	87,500	AAA	Veteran	1,000	Sale price: 350,000
Resident Outbldg	2.00	15,820	CAB	Add Vet	500	Sale valid:
Resident Dwelling	1.00	146,270	DAC	Veteran	10,000	
Resident Excess .21 1,100			Values		Mkt value :	
			Summary		Cost value: 358,129	
Total assessments 250,690			Utilities		Sales ratios	
Total exemptions 11,500			Water Well		Cost/sale : 1.0232	
Net assessment 239,190			Sewer Septic		Mkt/sale :	
			Gas CNG		Assmt/sale: .7163	

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	.210	7,500	1,575			1,575	1,103
Residual	9,148							
1.130 acres			Total land value		126,575		88,603	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	17	Old style		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	03	Field Stone	Total Rooms	8
Interior Walls	01	Plaster	Garage cars	2
Floors	01	Hardwood	Bedrooms	4
Heating System	03	Steam	Family Rooms	1
Fuel	02	Natural Gas	Full Baths	2
Attic	99	None	Half Baths	1
Grade	33	C+	Addtn'l fixtures	1
Garage	32	Detached 2 car	Whirlpools	
Area Over Gar.	99	None	Saunas	
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	01	Unfinished	W/B stacks	1
Air Condition	99	None	W/B openings	3
Interior Cond	05	Good	Actual Year Built: 1670	
Exterior Cond	05	Good		

Building Valuation Summary

		Area	
Dwelling	Frame	1 1/2 story w/bsmt	816
Basement	Full		199,120
Heating	Yes	A/C No	
Plumbing	2 F/B	H/B 1 Add'l fix.	Wh/p
Attic	None	Attic size:	Saunas
Additions			5,500
Other Features	WB Stks		81,292
			11,750
Sub-Total			297,662
Grade	C+	Factor 1.0800	321,475
CDU		C&D Factor 1.00	321,475
Depreciation		35 %	208,959
Computed cost value @ 70%			146,271

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	CPAT Concrete patio	204	1,739
P Porches, Patios, Decks	FOFF Frame open first flo	50	3,046
P Porches, Patios, Decks	BPAT Brick/flagstone pati	582	13,272
L Living Area	FRFF Frame first floor	234	26,789
P Porches, Patios, Decks	UTIL Utility building	20	571
L Living Area	FRFF Frame first floor	255	29,193
L Living Area	FATT Full finished attic	185	6,682
Total additions			81,292

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	24	26	624	55.95		B	43,990	50	22,000
Block Detach Garage									
RS1 Frame	6	8	48	30.00		D	1,123	50	600
Utility Shed									
Value at 70%			15,820	Value at 100%			22,600		

