

Property at 00107 WEST AVON ROAD

Prop ID 4520107

Printed 07-Feb-2025 8:43 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: BARANOWSKI GAVREAL
 Second name:
 Address: 107 WEST AVON ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
 Lot: 4520107 Neigh.: Zone: R40 Vol: 799 Page: 357

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale	
Resident Land	.92	87,500			Sale date: 10-Dec-2024	
Resident Dwelling	1.00	158,710			Sale price: 460,000	
Resident Outbldg	1.00	1,260			Sale valid:	
					Values	
Resident Excess	.06	320			Mkt value :	
					Cost value:	353,986

Summary

Total assessments	247,790	Utilities		Sales ratios		
Total exemptions		Water	Well	Cost/sale :	.7695	
Net assessment	247,790	Sewer	Septic	Mkt/sale :		
		Gas	CNG	Assmt/sale:	.5387	

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	.060	7,500	450		450	315
Residual	2,614						
				.980 acres	Total land value	125,450	87,815

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	5
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	02	Natural Gas	Half Baths	1
Attic	99	None	Addtn'l fixtures	1
Grade	33	C+	Whirlpools	
Garage	12	Basement 2 car	Saunas	
Area Over Gar.	01	Fully Finished	# Living Units	1
Basement	01	Full		
Bsmt Fin Qual	03	Rec Room W/ Air		
Air Condition	06	Ductless Split U		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1977	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,248	210,730
Basement	Full				
Heating	Yes	A/C Yes			6,050
Plumbing	2 F/B	1 H/B 1 Add'l fix.	Wh/p	Saunas	9,000
Attic	None	Attic size:			
Additions					72,152
Other Features		RR	Bsmt Gar		25,049
Sub-Total					322,981
Grade	C+	Factor 1.0800			348,819
CDU		C&D Factor 1.00			348,819
Depreciation		35 %			226,732
Computed cost value @ 70%					158,712

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	400	45,792
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P Porches, Patios, Decks	FOFF Frame open first flo	12	731
P Porches, Patios, Decks	DECK Wood deck	336	8,901
L Living Area	AIR Air conditioning	400	1,216
L Living Area	AIR Air conditioning	132	401
Total additions			72,152

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	12	120	30.00	2021	C	3,600	50	1,800
Utility Shed									
Value at 70%			1,260	Value at 100%					1,800

