

Property at 00120 WEST AVON ROAD

Prop ID 4520120

Printed 07-Feb-2024 5:54 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: NATCHIAPPAN RAMESH AND
 Second name: SUBBIAH YEGU
 Address: 120 WEST AVON ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
 Lot: 4520120 Neigh.: Zone: R30 Vol: 450 Page: 1012

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 03-Dec-2002
Resident Land	.69	87,500				Sale price: 470,000
Resident Dwelling	1.00	295,410				Sale valid: Y
					Values	
Resident Excess	2.13	11,180			Mkt value :	
					Cost value:	562,986
Summary			Utilities		Sales ratios	
Total assessments		394,090	Water	Connecticut	Cost/sale :	1.1978
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		394,090	Gas	CNG	Assmt/sale:	.8385

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.690	125,000	125,000		125,000	87,500
Primary Site		30,056					
RES	12	2.130	7,500	15,975		15,975	11,183
Residual		92,783					
2.820 acres				Total land value		140,975	98,683

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,202	303,740
Basement	Full with walk			
Heating	Yes	A/C Yes		8,710
Plumbing	3 F/B	1 H/B	2 Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Additions				111,132
Other Features		M Stks		6,000
Sub-Total				446,582
Grade	B+	Factor 1.3500		602,886
CDU		C&D Factor 1.00		602,886
Depreciation		30 %		422,020
Computed cost value @ 70%				295,414

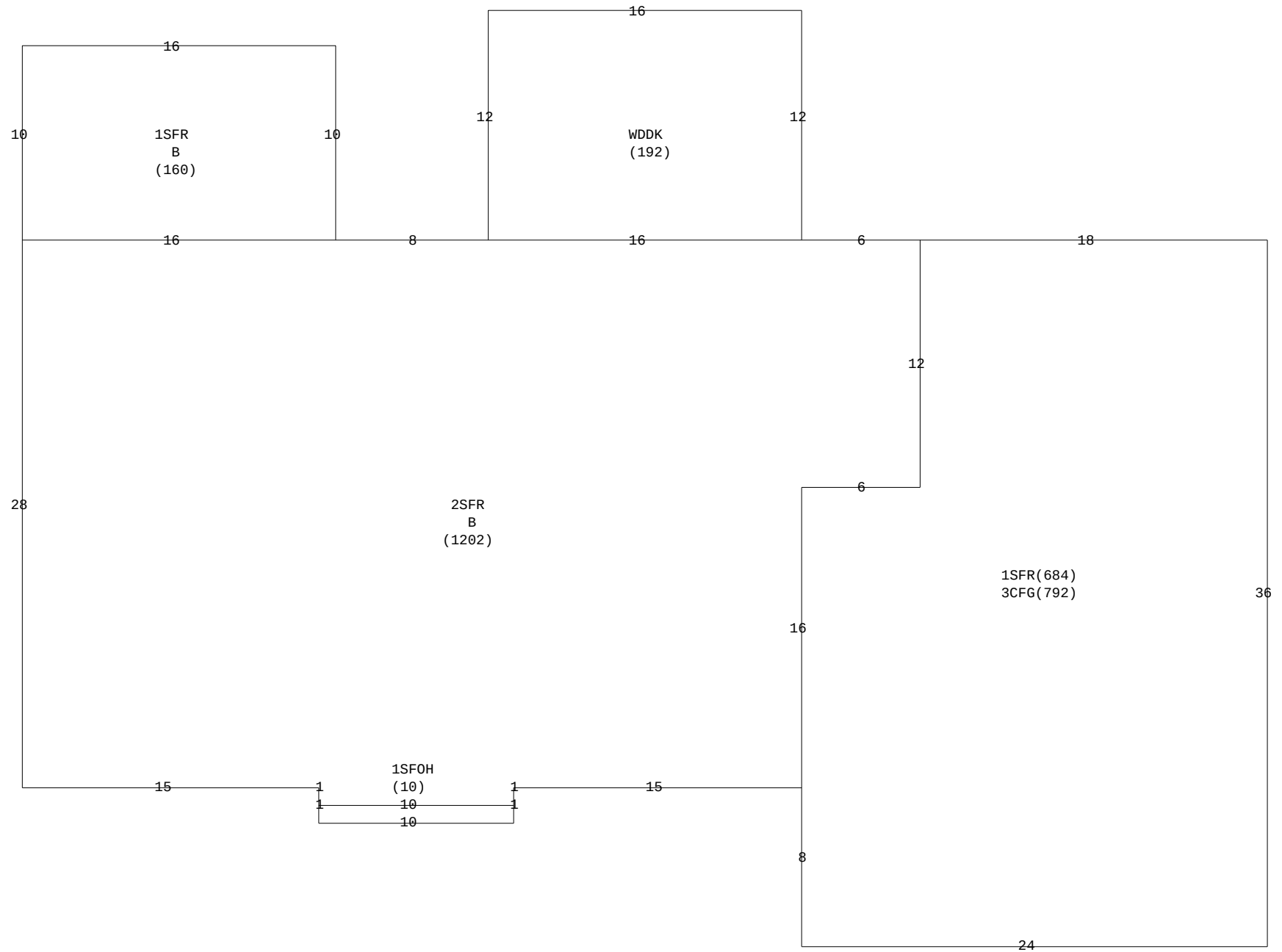
Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	10	916
L Living Area	BSMT Basement addition	160	2,948
L Living Area	FRFF Frame first floor	160	18,317
L Living Area	AIR Air conditioning	160	486
P Porches, Patios, Decks	DECK Wood deck	192	5,086
G Garages	FRL Attached frame GT 65	792	35,483
G Garages	FSF Full-story fin o/gar	684	45,817
L Living Area	AIR Air conditioning	684	2,079
Total additions			111,132

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	3
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	3,258
Exterior Cond	05	Good	Whirlpools	1
			Saunas	
			# Living Units	
			M/F stacks	2
			W/B stacks	
			W/B openings	
Actual Year Built: 1998				

Scale: 1" = 7.24 feet



V 450 P 1012 QC TO CORRECT SPELLING FROM VEGU TO YEGU