

Property at 00127 WEST AVON ROAD

Prop ID 4520127

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

Administrative Information

Owner name: RYAN MICHAEL J JR & KATIE E
 Second name:
 Address: 127 WEST AVON ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map: 10 022
 Lot: 4520127 Neigh.: Zone: R40 Vol: 766 Page: 546

Assessments

Assmt category	Qty	Amount
Resident Land	.92	87,500
Resident Dwelling	1.00	387,320

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 22-Sep-2021
 Sale price: 820,000
 Sale valid:

Values

Mkt value :
 Cost value: 681,686

Summary

Total assessments	477,180
Total exemptions	
Net assessment	477,180

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : .8313
 Mkt/sale :
 Assmt/sale: .5819

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	.450	7,500	3,375			3,375	2,363
Residual		19,602						

1.370 acres

Total land value

128,375

89,863

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	315,850
Basement	Full		1,264	
Heating	Yes	A/C Yes		9,060
Plumbing	2 F/B	2 H/B 2 Add'l fix.	1 Wh/p	15,500
Attic	None	Attic size:		
Additions				135,823
Other Features	Mason Trim	M Stks		5,964

Sub-Total		482,197
Grade	B+	Factor 1.3500
CDU	C&D Factor 1.00	650,966
Depreciation	15 %	553,321
	Computed cost value @ 70%	387,325

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	748	33,512
G Garages	FSF Full-story fin o/gar	528	35,368
L Living Area	AIR Air conditioning	528	1,605
L Living Area	BSMT Basement addition	380	7,003
L Living Area	FRFF Frame first floor	380	43,503
L Living Area	AIR Air conditioning	380	1,155
P Porches, Patios, Decks	BPAT Brick/flagstone pati	400	9,122
P Porches, Patios, Decks	UTIL Utility building	40	1,143
P Porches, Patios, Decks	FOFF Frame open first flo	56	3,412

Total additions 135,823

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	19	Modern Colonial	
Exterior Walls	04	Vinyl Siding	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	02	Hip	
Foundation	01	Poured Concrete	Total Rooms 9
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 2
Garage	23	Attached 3 car	Masonry trim sf 175
Area Over Gar.	01	Fully Finished	Half Baths 2
Basement	01	Full	Finish bsmt sz
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures 2
Air Condition	01	Central Air	Rec Room Size
Interior Cond	05	Good	Living area 3,436
Exterior Cond	05	Good	Whirlpools 1
			# Living Units 1
			M/F stacks 1
			W/B stacks
			W/B openings
			Actual Year Built: 2013

