

Property at 00130 WEST AVON ROAD

Prop ID 4520130

Printed 07-Feb-2024 5:55 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: ARUMUGAM SIVASENTHIL AND
 Second name: MANICKARATNAM SRIMATHI
 Address: 130 WEST AVON ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
 Lot: 4520130 Neigh.: Zone: R30 Vol: 548 Page: 643

Assessments

Assmt category	Qty	Amount
Resident Land	.69	87,500
Resident Dwelling	1.00	352,670

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 19-Sep-2006
 Sale price: 610,000
 Sale valid: Y

Values

Resident Excess	1.74	9,140

Summary

Total assessments	449,310
Total exemptions	
Net assessment	449,310

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.0522
 Mkt/sale :
 Assmt/sale: .7366

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	1.740	7,500	13,050			13,050	9,135
Residual		75,794						

2.430 acres

Total land value

138,050

96,635

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	388,700
Basement	Full with walk		1,637	
Heating	Yes	A/C Yes		11,110
Plumbing	3 F/B	1 H/B 3 Add'l fix.	1 Wh/p	17,500
Attic	None	Attic size:	Saunas	
Additions				90,008
Other Features		M Stks RR		25,819

Sub-Total		533,137
Grade	B+	Factor 1.3500
CDU		C&D Factor 1.00
Depreciation		30 %
		Computed cost value @ 70%
		352,671

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	816	36,558
G Garages	FSF Full-story fin o/gar	612	40,994
L Living Area	AIR Air conditioning	612	1,860
P Porches, Patios, Decks	DECK Wood deck	400	10,596

Total additions 90,008

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 10
Interior Walls	02	Drywall	Garage cars 3
Floors	07	Hardwood/Carpet	Bedrooms 5
Heating System	01	Hot Water	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	02	Rec Room w/o air	Addn'l fixtures 3
Air Condition	01	Central Air	Rec Room Size 900
Interior Cond	05	Good	Whirlpools 1
Exterior Cond	05	Good	Living area 3,886
			# Living Units
			M/F stacks 2
			W/B stacks
			W/B openings
			Actual Year Built: 1999

