

Property at 00135 WEST AVON ROAD

Prop ID 4520135

Printed 06-Sep-2024 2:40 PM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: DE CASTRO MAHA AND  
 Second name: JENNIFER L  
 Address: 135 WEST AVON ROAD  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 006 Clerk map:  
 Lot: 4520135 Neigh.: Zone: R40 Vol: 712 Page: 539

| Assessments       |      |         | Exemptions |        | Last sale              |         |
|-------------------|------|---------|------------|--------|------------------------|---------|
| Assmt category    | Qty  | Amount  | Exempt Cat | Amount | Sale date: 08-Aug-2017 |         |
| Resident Land     | .92  | 87,500  |            |        | Sale price:            | 175,500 |
| Resident Outbldg  | 2.00 | 3,780   |            |        | Sale valid:            |         |
| Resident Dwelling | 1.00 | 97,850  |            |        | Values                 |         |
|                   |      |         |            |        | Mkt value :            |         |
| Resident Excess   | .10  | 530     |            |        | Cost value:            | 270,943 |
| Summary           |      |         | Utilities  |        | Sales ratios           |         |
| Total assessments |      | 189,660 | Water      | Well   | Cost/sale :            | 1.5438  |
| Total exemptions  |      |         | Sewer      | Septic | Mkt/sale :             |         |
| Net assessment    |      | 189,660 | Gas        | None   | Assmt/sale:            | 1.0807  |

## 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  | .100       | 7,500   | 750              |           | 750     | 525       |
| Residual     |     | 4,356      |         |                  |           |         |           |
| 1.020 acres  |     |            |         | Total land value |           | 125,750 | 88,025    |

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |       |
|----------------|------|------------------|-------------------------|-------|
| Style          | 17   | Old style        |                         |       |
| Exterior Walls | 02   | Wood Shingles    |                         |       |
| Roof Material  | 01   | Asphalt Shingles | Story Height 1.0        |       |
| Roof Type      | 01   | Gable            |                         |       |
| Foundation     | 01   | Poured Concrete  | Total Rooms             | 4     |
| Interior Walls | 01   | Plaster          | Bedrooms                |       |
| Floors         | 01   | Hardwood         | Family Rooms            |       |
| Heating System | 01   | Hot Water        | Full Baths              | 1     |
| Fuel           | 01   | Oil              | Half Baths              |       |
| Attic          | 99   | None             | Addtn'l fixtures        |       |
| Grade          | 30   | C                | Whirlpools              | 1,289 |
| Garage         | 99   | None             | Saunas                  |       |
| Area Over Gar. | 99   | None             | M/F stacks              |       |
| Basement       | 01   | Full             | W/B stacks              |       |
| Bsmt Fin Qual  | 01   | Unfinished       | W/B openings            |       |
| Air Condition  | 99   | None             |                         |       |
| Interior Cond  | 05   | Good             |                         |       |
| Exterior Cond  | 05   | Good             | Actual Year Built: 1935 |       |

## Building Valuation Summary

|                |       |                           |      |        |         |
|----------------|-------|---------------------------|------|--------|---------|
| Dwelling       | Frame | 1 story w/bsmt            | Area | 480    | 109,670 |
| Basement       | Full  |                           |      |        |         |
| Heating        | Yes   | A/C No                    |      |        |         |
| Plumbing       | 1 F/B | H/B Add'l fix.            | Wh/p | Saunas |         |
| Attic          | None  | Attic size:               |      |        |         |
| Additions      |       |                           |      |        | 105,390 |
| Other Features |       |                           |      |        |         |
| Sub-Total      |       |                           |      |        | 215,060 |
| Grade          | C     | Factor 1.0000             |      |        | 215,060 |
| CDU            |       | C&D Factor 1.00           |      |        | 215,060 |
| Depreciation   |       | 35 %                      |      |        | 139,789 |
|                |       | Computed cost value @ 70% |      |        | 97,852  |

## Building additions

| Category                 | Type                      | Area | Value   |
|--------------------------|---------------------------|------|---------|
| L Living Area            | FRFF Frame first floor    | 240  | 27,475  |
| L Living Area            | FRFF Frame first floor    | 170  | 19,462  |
| L Living Area            | BSMT Basement addition    | 170  | 3,133   |
| L Living Area            | FRFF Frame first floor    | 135  | 15,455  |
| L Living Area            | FRFF Frame first floor    | 264  | 30,223  |
| P Porches, Patios, Decks | FEFF Frame enclosed first | 40   | 3,814   |
| P Porches, Patios, Decks | DECK Wood deck            | 220  | 5,828   |
| Total additions          |                           |      | 105,390 |

## Outbuilding Information

| Description  | Wid | Len | Area  | Rate  | Year | Cnd | RCN           | Depr | Value |
|--------------|-----|-----|-------|-------|------|-----|---------------|------|-------|
| RS1 Frame    | 8   | 12  | 96    | 30.00 |      | D   | 2,246         | 50   | 1,100 |
| Utility Shed |     |     |       |       |      |     |               |      |       |
| RS1 Frame    | 12  | 24  | 288   | 30.00 |      | C   | 8,640         | 50   | 4,300 |
| Utility Shed |     |     |       |       |      |     |               |      |       |
| Value at 70% |     |     | 3,780 |       |      |     | Value at 100% |      | 5,400 |

