

Property at 00140 WEST AVON ROAD

Prop ID 4520140

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

Administrative Information

Owner name: NEMARICH NIKKI
 Second name:
 Address: 140 WEST AVON ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
 Lot: 4520140 Neigh.: Zone: R30 Vol: 744 Page: 396

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 05-Jun-2002
Resident Land	.69	87,500				Sale price: 357,000
Resident Dwelling	1.00	225,370				Sale valid:
Resident Outbldg	1.00	11,270				Values
Resident Excess	.25	1,310				Mkt value :
						Cost value: 464,929
Summary			Utilities		Sales ratios	
Total assessments		325,450	Water	Connecticut	Cost/sale :	1.3023
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		325,450	Gas	None	Assmt/sale:	.9116

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	.250	7,500	1,875			1,875	1,313
Residual		10,890						
		.940 acres		Total land value			126,875	88,813

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	01	Plaster	Garage cars	2
Floors	01	Hardwood	Bedrooms	
Heating System	01	Hot Water	Family Rooms	
Fuel	01	Oil	Full Baths	2
Attic	99	None	Half Baths	1
Grade	47	A-	Addtn'l fixtures	1
Garage	32	Detached 2 car	Whirlpools	
Area Over Gar.	99	None	Saunas	
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	01	Unfinished	W/B stacks	1
Air Condition	99	None	W/B openings	1
Interior Cond	05	Good	Actual Year Built: 1850	
Exterior Cond	05	Good		

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	816
Basement	Full		228,360
Heating	Yes	A/C No	
Plumbing	2 F/B	1 H/B 1 Add'l fix.	Wh/p
Attic	None	Attic size:	Saunas
Additions			9,000
Other Features	WB Stks		97,488
			6,750
Sub-Total			341,598
Grade	A-	Factor 1.4500	495,317
CDU		C&D Factor 1.00	495,317
Depreciation		35 %	321,956
		Computed cost value @ 70%	225,369

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	450	51,516
L Living Area	FRUF Frame upper full	450	37,679
L Living Area	BSMT Basement addition	450	8,293
Total additions			97,488

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	24	24	576	55.95	1988	C	32,227	50	16,100
Block Detach Garage									
Value at 70%			11,270				Value at 100%		16,100

