

Property at 00160 WEST AVON ROAD

Prop ID 4520160

Printed 07-Feb-2024 5:56 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MATHEWS JAMES M AND HOLLIS J
 Second name:
 Address: 160 WEST AVON ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
 Lot: 4520160 Neigh.: Zone: R30 Vol: 239 Page: 512

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 05-Oct-1990
Resident Land	.92	87,500				Sale price: 215,000
Resident Dwelling	1.00	164,780				Sale valid:
Resident Outbldg	2.00	33,950				Values
Resident Excess	.46	2,420				Mkt value :
						Cost value: 412,357
Summary			Utilities		Sales ratios	
Total assessments		288,650	Water	Well	Cost/sale :	1.9179
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		288,650	Gas	None	Assmt/sale:	1.3426

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	.460	7,500	3,450			3,450	2,415
Residual		20,038						
1.380 acres				Total land value			128,450	89,915

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	17	Old style		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	03	Field Stone	Total Rooms	7
Interior Walls	01	Plaster	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	07	Propane Gas	Half Baths	
Attic	01	Fully Finished	Addtn'l fixtures	
Grade	40	B	Whirlpools	
Garage	32	Detached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	04	Living Area w/o	W/B openings	3
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1830	

Building Valuation Summary

						Area	
Dwelling	Frame	1 story w/bsmt				840	157,040
Basement	Full						
Heating	Yes	A/C	Yes				4,530
Plumbing	2 F/B	H/B	Add'l fix.	Wh/p	Saunas		5,000
Attic	Fully Finished		Attic size: 800				24,640
Additions							76,753
Other Features	WB Stks	RR					19,457
Sub-Total							287,420
Grade	B	Factor 1.2600					362,149
CDU		C&D Factor 1.00					362,149
Depreciation		35 %					235,397
		Computed cost value @ 70%					164,778

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	322	8,530
L Living Area	FRFF Frame first floor	63	7,212
L Living Area	BSMT Basement addition	63	1,161
P Porches, Patios, Decks	FOFF Frame open first flo	42	2,559
L Living Area	BSMT Basement addition	420	7,740
L Living Area	FRFF Frame first floor	420	48,082
L Living Area	AIR Air conditioning	420	1,277
L Living Area	AIR Air conditioning	63	192
Total additions			76,753

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	26	26	676	55.95		C	37,822	50	18,900
Block Detach Garage									
RP1 Pool w/ Plastic Linr	20	40	800	74.05		C	59,240	50	29,600
Value at 70%			33,950				Value at 100%		48,500

