

Property at 00175 WEST AVON ROAD

Prop ID 4520175

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

Administrative Information

Owner name: HANEKOM WAYNE J &
 Second name: KREMER HELGA
 Address: 175 WEST AVON ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 4520175 Neigh.: Zone: R40 Vol: 533 Page: 789

Assessments

Assmt category	Qty	Amount
Resident Land	.92	87,500
Resident Outbldg	1.00	2,030
Resident Dwelling	1.00	175,430

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 22-Nov-2005
 Sale price: 365,000
 Sale valid: Y

Values

Mkt value :
 Cost value: 380,686

Summary

Total assessments	266,480
Total exemptions	
Net assessment	266,480

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.0430
 Mkt/sale :
 Assmt/sale: .7301

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	.290	7,500	2,175			2,175	1,523
Residual		12,632						

1.210 acres

Total land value

127,175

89,023

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	1
Grade	37	B-	Whirlpools	
Garage	12	Basement 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1965	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,758	277,840
Basement	Full				
Heating	Yes	A/C Yes			7,940
Plumbing	2 F/B	H/B 1 Add'l fix.	Wh/p	Saunas	5,500
Attic	None	Attic size:			
Additions					7,017
Other Features	Mason Trim	WB Stks	RR	Bsmt Gar	31,243
Sub-Total					329,540
Grade	B-	Factor 1.1700			385,562
CDU		C&D Factor 1.00			385,562
Depreciation		35 %			250,615
Computed cost value @ 70%					175,431

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	CPAT Concrete patio	180	1,534
P Porches, Patios, Decks	FOFF Frame open first flo	42	2,559
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924

Total additions 7,017

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	16	192	30.00	2018	C	5,760	50	2,900
Utility Shed									

Property at 00175 WEST AVON ROAD

Prop ID 4520175 Card 01

Scale: 1" = 6.92 feet

The site plan shows a large rectangular property with a total width of 60 feet and a total depth of 48 feet. The property is divided into several sections:

- Top Left Section:** A rectangular area measuring 12 feet wide and 15 feet deep, labeled "CPAT (180)".
- Top Middle Section:** A rectangular area measuring 18 feet wide and 12 feet deep, labeled "18" and "12".
- Top Right Section:** A rectangular area measuring 30 feet wide and 12 feet deep, labeled "30".
- Bottom Left Section:** A rectangular area measuring 30 feet wide and 28 feet deep, labeled "30" and "28".
- Bottom Middle Section:** A rectangular area measuring 6 feet wide and 8 feet deep, labeled "6" and "8".
- Bottom Right Section:** A rectangular area measuring 30 feet wide and 28 feet deep, labeled "30" and "28".

Buildings are indicated by footprints with their area in parentheses:

- CPAT (180):** Located in the top left section.
- 1SFR B (1758):** Located in the bottom middle section.
- OFP (48):** Located in the top middle section.
- OFP (42):** Located in the bottom middle section.

[illegible][illegible]

Property at 00175 WEST AVON ROAD

Prop ID 4520175 Card 01

Scale: 1" = 6.92 feet

Site Plan Details:

- Lot Dimensions:** 12' (top), 15' (left), 15' (right), 28' (bottom), 30' (bottom), 30' (right), 30' (bottom), 30' (right), 30' (bottom), 30' (right).
- Internal Setbacks:** 12' (top), 18' (left), 6' (right), 6' (bottom), 6' (bottom), 6' (bottom).
- Structures:**
 - CPAT (180):** Located in the top left corner.
 - 0FP (48):** Located in the center of the lot.
 - 0FP (42):** Located in the bottom center of the lot.
 - 1SFR B (1758):** Located in the center of the lot.

Property at 00175 WEST AVON ROAD

Prop ID 4520175 Card 01

Scale: 1" = 6.92 feet

The site plan shows a large rectangular property with a total width of 48 feet and a total depth of 48 feet. The property is divided into several sections:

- Top Left Section:** A rectangular area measuring 12 feet by 15 feet, labeled "CPAT (180)".
- Top Middle Section:** A rectangular area measuring 18 feet by 6 feet, labeled "0FP (48)".
- Top Right Section:** A rectangular area measuring 30 feet by 6 feet, labeled "0FP (42)".
- Bottom Left Section:** A rectangular area measuring 30 feet by 28 feet, labeled "1SFR B (1758)".
- Bottom Middle Section:** A rectangular area measuring 6 feet by 7 feet, labeled "0FP (42)".
- Bottom Right Section:** A rectangular area measuring 30 feet by 28 feet, labeled "0FP (48)".

Dimensions are provided for all sections and the overall property. The overall width is 48 feet (12 + 18 + 6 + 30) and the overall depth is 48 feet (15 + 28 + 6 + 7).

Property at 00175 WEST AVON ROAD

Prop ID 4520175 Card 01

Scale: 1" = 6.92 feet

The site plan shows a large rectangular property with a total width of 48 feet and a total depth of 48 feet. The property is divided into several sections:

- Top Left Section:** A rectangular area measuring 12 feet by 15 feet, labeled "CPAT (180)".
- Top Middle Section:** A rectangular area measuring 18 feet by 6 feet, labeled "0FP (48)".
- Top Right Section:** A rectangular area measuring 30 feet by 6 feet, labeled "0FP (42)".
- Bottom Left Section:** A rectangular area measuring 30 feet by 28 feet, labeled "1SFR B (1758)".
- Bottom Middle Section:** A rectangular area measuring 6 feet by 7 feet, labeled "0FP (42)".
- Bottom Right Section:** A rectangular area measuring 30 feet by 28 feet, labeled "0FP (48)".

Dimensions are provided for all sections and the overall property. The overall width is 48 feet (12 + 18 + 6 + 30) and the overall depth is 48 feet (15 + 28 + 6 + 7).

Property at 00175 WEST AVON ROAD

Prop ID 4520175 Card 01

Scale: 1" = 6.92 feet

Site Plan Details:

- Lot Dimensions:** 12' (top), 15' (left), 15' (right), 28' (bottom), 30' (bottom), 30' (right), 30' (bottom), 30' (right), 30' (bottom), 30' (right).
- Internal Setbacks:** 12' (top), 18' (left), 6' (right), 6' (bottom), 6' (bottom), 6' (bottom).
- Structures:**
 - CPAT (180):** Located in the top left corner.
 - 0FP (48):** Located in the center of the lot.
 - 0FP (42):** Located in the bottom center of the lot.
 - 1SFR B (1758):** Located in the center of the lot.

[illegible]

Property at 00175 WEST AVON ROAD

Prop ID 4520175 Card 01

Scale: 1" = 6.92 feet

Site Plan Details:

- Lot Dimensions:** 12' x 28' (Total Area: 336 sq ft)
- CPAT (180):** 12' x 15' structure located in the top-left corner.
- 1SFR B (1758):** Main structure located in the center-right of the lot.
- 0FP (48):** Two 6' x 8' structures located on the right side of the lot.
- 0FP (42):** A 6' x 7' structure located on the right side of the lot.
- Setbacks:**
 - Front: 30'
 - Side: 18' (left), 30' (right)
 - Back: 12' (left), 30' (right)

Property at 00175 WEST AVON ROAD

Prop ID 4520175 Card 01

Scale: 1" = 6.92 feet

Site Plan Details:

- CPAT (180):** Located in the upper left corner. Dimensions: 12' (width), 15' (height).
- 1SFR B (1758):** The main structure, located in the center. Dimensions: 30' (width), 28' (height).
- 0FP (48):** Two structures, one located to the right of the CPAT and one located to the right of the 1SFR B. Dimensions: 6' (width), 8' (height).
- 0FP (42):** One structure, located to the right of the 1SFR B. Dimensions: 6' (width), 7' (height).

Boundary Dimensions:

- Top boundary: 12' (left of CPAT), 18' (between CPAT and 0FP (48)), 30' (between 0FP (48) and 1SFR B), 30' (between 1SFR B and 0FP (42)), 30' (between 0FP (42) and right boundary).
- Left boundary: 15' (top of CPAT), 28' (left of 1SFR B).
- Right boundary: 28' (right of 1SFR B).
- Bottom boundary: 30' (left of 0FP (42)), 6' (between 0FP (42) and 1SFR B), 30' (between 1SFR B and right boundary).

[illegible]

Property at 00175 WEST AVON ROAD

Prop ID 4520175 Card 01

Scale: 1" = 6.92 feet

Site Plan Details:

- Lot Dimensions:** 12' (top), 15' (left), 15' (right), 28' (bottom), 30' (bottom), 30' (right), 30' (bottom), 30' (right), 30' (bottom), 30' (right).
- Internal Setbacks:** 12' (top), 18' (top), 6' (top), 30' (top), 12' (top), 18' (top), 6' (top), 30' (top), 12' (top), 18' (top), 6' (top), 30' (top), 12' (top), 18' (top), 6' (top), 30' (top).
- Structures:**
 - CPAT (180):** Located in the top left corner.
 - 0FP (48):** Located in the center of the lot.
 - 0FP (42):** Located in the bottom center of the lot.
 - 1SFR B (1758):** Located in the center of the lot.

Property at 00175 WEST AVON ROAD

Prop ID 4520175 Card 01

Scale: 1" = 6.92 feet

Site Plan Details:

- CPAT (180)**: Located in the top-left corner. Dimensions: 12' (width), 15' (height).
- 1SFR B (1758)**: The main building footprint. Dimensions: 30' (width), 28' (height).
- 0FP (48)**: Two units located within the main building footprint. Each unit is 6' wide and 8' high.
- 0FP (42)**: One unit located below the main building footprint. Dimensions: 6' (width), 7' (height).

Boundary Dimensions:

- Top boundary: 12' (left of CPAT), 18' (between CPAT and first 0FP), 6' (width of first 0FP), 30' (between second 0FP and right edge).
- Right boundary: 28' (height of main building).
- Bottom boundary: 30' (width of main building), 6' (width of second 0FP), 30' (from second 0FP to right edge).
- Left boundary: 15' (height of CPAT), 28' (height of main building).

Property at 00175 WEST AVON ROAD

Prop ID 4520175 Card 01

Scale: 1" = 6.92 feet

Site Plan Details:

- CPAT (180)**: Located in the top-left corner. Dimensions: 12' wide, 15' high.
- 1SFR B (1758)**: The main building footprint. Dimensions: 30' wide, 28' high.
- 0FP (48)**: Two units located on the right side of the main building footprint. Each unit is 6' wide and 8' high.
- 0FP (42)**: One unit located at the bottom center of the main building footprint. Dimensions: 6' wide, 7' high.

Boundary Dimensions:

- Top boundary: 12' (left of CPAT), 18' (between CPAT and first 0FP), 6' (between first and second 0FP), 30' (right of second 0FP).
- Right boundary: 28' (total height).
- Bottom boundary: 30' (left of first 0FP), 6' (between first and second 0FP), 30' (right of second 0FP).
- Left boundary: 28' (total height).

Property at 00175 WEST AVON ROAD

Prop ID 4520175 Card 01

Scale: 1" = 6.92 feet

Site Plan Details:

- CPAT (180)**: Located in the top-left corner. Dimensions: 12' wide, 15' high.
- 1SFR B (1758)**: The main building footprint. Dimensions: 30' wide, 28' high.
- 0FP (48)**: Two units located on the right side of the main building footprint. Each is 6' wide and 8' high.
- 0FP (42)**: One unit located at the bottom center of the main building footprint. It is 6' wide and 7' high.

Boundary Dimensions:

- Top: 12' (left of CPAT), 18' (between CPAT and first 0FP), 6' (between 0FPs), 30' (right of second 0FP).
- Right: 28' (main building height).
- Bottom: 30' (main building width).
- Left: 15' (CPAT height), 28' (main building height).

Property at 00175 WEST AVON ROAD

Prop ID 4520175 Card 01

Scale: 1" = 6.92 feet

Site Plan Details:

- CPAT (180)**: Located in the top-left corner. Dimensions: 12' wide, 15' high.
- 1SFR B (1758)**: The main building footprint. Dimensions: 30' wide, 28' high.
- 0FP (48)**: Two units located on the right side of the main building footprint. Each unit is 6' wide and 8' high.
- 0FP (42)**: One unit located at the bottom center of the main building footprint. Dimensions: 6' wide and 7' high.

Boundary Dimensions:

- Top boundary: 12' (left of CPAT), 18' (between CPAT and first 0FP), 6' (width of first 0FP), 30' (between first and second 0FP), 28' (right of second 0FP).
- Bottom boundary: 30' (left of 0FP (42)), 6' (width of 0FP (42)), 30' (right of 0FP (42)).
- Left boundary: 15' (height of CPAT), 28' (height of main building footprint).
- Right boundary: 28' (height of main building footprint).

Property at 00175 WEST AVON ROAD

Prop ID 4520175 Card 01

Scale: 1" = 6.92 feet

Site Plan Details:

- CPAT (180)**: Located in the top-left corner. Dimensions: 12' wide, 15' high.
- 1SFR B (1758)**: The main building footprint. Dimensions: 30' wide, 28' high.
- 0FP (48)**: Two units located on the right side of the main building footprint. Each is 6' wide and 8' high.
- 0FP (42)**: One unit located at the bottom center of the main building footprint. It is 6' wide and 7' high.

Boundary Dimensions:

- Top: 12' (left of CPAT), 18' (between CPAT and first 0FP), 6' (between 0FPs), 30' (right of second 0FP).
- Right: 28' (main building height).
- Bottom: 30' (main building width).
- Left: 15' (CPAT height), 28' (main building height).

Property at 00175 WEST AVON ROAD

Prop ID 4520175 Card 01

Scale: 1" = 6.92 feet

Site Plan Details:

- CPAT (180)**: Located in the upper left corner. Dimensions: 12' (width), 15' (height).
- 1SFR B (1758)**: The main structure, located in the center. Dimensions: 30' (width), 28' (height).
- 0FP (48)**: Two structures, one located to the right of the CPAT and one located below the main structure. Dimensions: 6' (width), 8' (height).
- 0FP (42)**: A structure located below the main structure. Dimensions: 6' (width), 7' (height).

Boundary Dimensions:

- Top: 12' (left of CPAT), 18' (between CPAT and 0FP), 6' (width of 0FP), 30' (right of 0FP).
- Right: 28' (height of main structure).
- Bottom: 30' (left of 0FP), 6' (width of 0FP), 30' (right of 0FP).
- Left: 15' (height of CPAT), 28' (height of main structure).

Property at 00175 WEST AVON ROAD

Prop ID 4520175 Card 01

Scale: 1" = 6.92 feet

Site Plan Details:

- CPAT (180)**: Located in the upper left corner. Dimensions: 12' wide, 15' high.
- 1SFR B (1758)**: The main structure, located in the center. Dimensions: 30' wide, 28' high.
- 0FP (48)**: Two structures, one located to the right of the main structure and one located below it. Dimensions: 6' wide, 8' high.
- 0FP (42)**: A structure located below the 0FP (48) structure. Dimensions: 6' wide, 7' high.

Boundary Dimensions:

- Top boundary: 12' (left of CPAT), 18' (between CPAT and 0FP (48)), 30' (between 0FP (48) and right edge).
- Left boundary: 15' (top of CPAT), 28' (main structure).
- Right boundary: 28'.
- Bottom boundary: 30' (between left edge and 0FP (42)), 6' (between 0FP (42) and right edge), 30' (between right edge and 0FP (48)).

[illegible][illegible]

Property at 00175 WEST AVON ROAD

Prop ID 4520175 Card 01

Scale: 1" = 6.92 feet

Site Plan Details:

- Lot Dimensions:** 12' (top), 15' (left), 15' (right), 28' (bottom), 30' (bottom), 30' (right), 30' (bottom), 30' (right), 30' (bottom), 30' (right).
- Internal Setbacks:** 12' (top), 18' (top), 6' (top), 30' (top), 12' (top), 18' (top), 6' (top), 30' (top), 12' (top), 18' (top), 6' (top), 30' (top), 12' (top), 18' (top), 6' (top), 30' (top).
- Structures:**
 - CPAT (180):** Located in the top left corner.
 - 0FP (48):** Located in the center of the lot.
 - 0FP (42):** Located in the bottom center of the lot.
 - 1SFR B (1758):** Located in the center of the lot.

Property at 00175 WEST AVON ROAD

Prop ID 4520175 Card 01

Scale: 1" = 6.92 feet

Site Plan Details:

- Lot Dimensions:** 12' (top), 15' (left), 15' (right), 28' (bottom), 30' (bottom), 30' (right), 30' (bottom), 30' (right), 30' (bottom), 30' (right).
- Internal Setbacks:** 12' (top), 18' (top), 6' (top), 30' (top), 12' (top), 18' (top), 6' (top), 30' (top), 12' (top), 18' (top), 6' (top), 30' (top), 12' (top), 18' (top), 6' (top), 30' (top).
- Structures:**
 - CPAT (180):** Located in the top left corner.
 - 0FP (48):** Located in the center of the lot.
 - 0FP (42):** Located in the bottom center of the lot.
 - 1SFR B (1758):** Located in the center of the lot.

Property at 00175 WEST AVON ROAD

Prop ID 4520175 Card 01

Scale: 1" = 6.92 feet

Site Plan Details:

- CPAT (180)**: Located in the upper left corner. Dimensions: 12' wide, 15' high.
- 1SFR B (1758)**: The main structure, located in the center. Dimensions: 30' wide, 28' high.
- 0FP (48)**: Two structures, one located to the right of the main structure and one located below it. Dimensions: 6' wide, 8' high.
- 0FP (42)**: A structure located below the 0FP (48) structure. Dimensions: 6' wide, 7' high.

Boundary Dimensions:

- Top: 12' (left of CPAT), 18' (between CPAT and 0FP (48)), 30' (between 0FP (48) and right boundary).
- Right: 28'.
- Bottom: 30' (between left boundary and 0FP (42)), 6' (between 0FP (42) and right boundary).
- Left: 28'.