

Property at 00193 WEST AVON ROAD

Prop ID 4520193

Printed 08-Jul-2026 2:30 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: NUNEZ-ARZOLA DELIA E ETAL
 Second name:
 Address: 193 WEST AVON ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 4520193 Neigh.: Zone: R40 Vol: 797 Page: 991

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 11-Oct-2024
Resident Land	.92	87,500			Sale price: 445,000
Resident Outbldg	3.00	27,440			Sale valid:
Resident Dwelling	1.00	192,130			

Values

Resident Excess	2.48	13,020	Mkt value :	
			Cost value:	457,271

Summary

Total assessments	320,090	Water Well	Cost/sale :	1.0276
Total exemptions		Sewer Septic	Mkt/sale :	
Net assessment	320,090	Gas None	Assmt/sale:	.7193

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	2.480	7,500	18,600		18,600	13,020
Residual		108,029					

3.400 acres

Total land value

143,600

100,520

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,248	210,730
Basement	Full with walk				
Heating	Yes	A/C No			
Plumbing	3 F/B	H/B 2 Add'l fix.	Wh/p	Saunas	11,000
Attic	None	Attic size:			
Additions					155,753
Other Features	WB Stks				13,500

Sub-Total					390,983
Grade	C+	Factor 1.0800			422,262
CDU		C&D Factor 1.00			422,262
Depreciation		35 %			274,470
		Computed cost value @ 70%			192,129

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	576	25,187
G Garages	HSF Half-story fin o/gar	576	23,564
L Living Area	FRFF Frame first floor	218	24,957
L Living Area	BSMT Basement addition	218	4,017
P Porches, Patios, Decks	DECK Wood deck	312	8,265
P Porches, Patios, Decks	DECK Wood deck	176	4,662
L Living Area	FRFF Frame first floor	552	63,194
P Porches, Patios, Decks	CNPY Canopy	90	1,907

Total additions 155,753

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	01	Ranch	
Exterior Walls	04	Vinyl Siding	
Roof Material	01	Asphalt Shingles	Story Height 1.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 6
Interior Walls	01	Plaster	Garage cars 2
Floors	01	Hardwood	Bedrooms 4
Heating System	02	Forced Hot Air	Unfinished area
Fuel	07	Propane Gas	Family Rooms
Attic	99	None	Dormer linear f
Grade	33	C+	Full Baths 3
Garage	22	Attached 2 car	Masonry trim sf
Area Over Gar.	03	Partial	Half Baths
Basement	04	Full with walk-o	Finish bsmt sz
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures 2
Air Condition	99	None	Rec Room Size
Interior Cond	05	Good	Whirlpools
Exterior Cond	05	Good	Living area 2,306
			# Living Units
			M/F stacks
			W/B stacks 2
			W/B openings 2
			Actual Year Built: 1927

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	14	26	364	55.95		C	20,366	50	10,200
Block Detach Garage									
AL1 Lean-to	10	26	260			D			
RS1 Frame	6	8	48	30.00		C	1,440	50	700
Utility Shed									
RP3 Pool w/	16	32	512	110.5		C	56,602	50	28,300
Reinfor Conc									
Value at 70%			27,440				Value at 100%		39,200

