

Property at 00205 WEST AVON ROAD

Prop ID 4520205

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Administrative Information

Owner name: LUCAS D'ARCY P
Second name:
Address: 205 WEST AVON ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
Lot: 4520205 Neigh.: Zone: R40 Vol: 710 Page: 1086

Assessments

Assmt category	Qty	Amount
Resident Land	.92	87,500
Resident Outbldg	1.00	20,720
Resident Dwelling	1.00	200,220

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 07-Nov-1977
Sale price: 78,000
Sale valid:

Values

Mkt value :
Cost value: 444,900

Summary

Total assessments	311,430
Total exemptions	
Net assessment	311,430

Utilities

Water	Well
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : 5.7038
Mkt/sale :
Assmt/sale: 3.9927

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	.570	7,500	4,275			4,275	2,993
Residual	24,829							

1.490 acres

Total land value

129,275

90,493

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	02	Natural Gas	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	40	B	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1971	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	950	254,530
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		8,500
Additions					79,458
Other Features		WB Stks			6,750

Sub-Total					349,238
Grade	B	Factor 1.2600			440,040
CDU		C&D Factor 1.00			440,040
Depreciation		35 %			286,026
		Computed cost value @ 70%			200,218

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	280	7,417
L Living Area	FRFF Frame first floor	336	38,466
L Living Area	BSMT Basement addition	336	6,192
G Garages	FR Attached frame LE 65	529	23,353
L Living Area	OVER Frame Overhang	6	550
L Living Area	OVER Frame Overhang	38	3,480

Total additions 79,458

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	20	40	800	74.05		C	59,240	50	29,600

Value at 70% 20,720

Value at 100% 29,600

