

Property at 00225 WEST AVON ROAD

Prop ID 4520225

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Administrative Information

Owner name: BYRNE STEPHEN M &
 Second name: M JOANN
 Address: 225 WEST AVON ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 4520225 Neigh.: Zone: R40 Vol: 378 Page: 246

Assessments

Assmt category	Qty	Amount
Resident Land	.92	87,500
Resident Outbldg	1.00	17,780
Resident Dwelling	1.00	262,940

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 01-Nov-1999
 Sale price: 210,000
 Sale valid: Y

Values

Mkt value :
 Cost value: 542,829

Summary

Total assessments	379,980
Total exemptions	
Net assessment	379,980

Utilities

Water	Well
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : 2.5849
 Mkt/sale :
 Assmt/sale: 1.8094

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	2.240	7,500	16,800			16,800	11,760
Residual		97,574						

3.160 acres

Total land value

141,800

99,260

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	17	Old style		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	03	Field Stone	Total Rooms	10
Interior Walls	01	Plaster	Bedrooms	5
Floors	01	Hardwood	Family Rooms	1
Heating System	03	Steam	Full Baths	2
Fuel	02	Natural Gas	Half Baths	1
Attic	02	Unfinished	Addtn'l fixtures	1
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	01	Unfinished	W/B openings	4
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1790	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	880	240,860
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas
Attic	Unfinished		Attic size: 880		9,000
Additions					12,669
Other Features		WB Stks			181,871
					14,250
Sub-Total					458,650
Grade	B	Factor 1.2600			577,899
CDU		C&D Factor 1.00			577,899
Depreciation		35 %			375,634
		Computed cost value @ 70%			262,944

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	286	17,425
L Living Area	FRFF Frame first floor	242	27,704
L Living Area	BSMT Basement addition	242	4,460
L Living Area	FRUF Frame upper full	242	20,263
L Living Area	FRFF Frame first floor	600	68,689
L Living Area	FRFF Frame first floor	216	24,728
L Living Area	BSMT Basement addition	216	3,980
P Porches, Patios, Decks	FOFF Frame open first flo	240	14,622

Total additions 181,871

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	24	30	720	55.95	2004	B	50,758	50	25,400
Block Detach Garage									
Value at 70%			17,780				Value at 100%		25,400

