

Property at 00233 WEST AVON ROAD

Prop ID 4520233

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Administrative Information

Owner name: MERRELL MARIAN & CHRISTOPHER &
Second name: GREGORY J
Address: 233 WEST AVON ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
Lot: 4520233 Neigh.: Zone: R40 Vol: 734 Page: 484

Assessments

Assmt category	Qty	Amount
Resident Land	.92	87,500
Resident Dwelling	1.00	156,310

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 13-Nov-2019
Sale price: 357,000
Sale valid:

Values

Resident Excess	.57	2,990	Mkt value :	
			Cost value:	352,571

Summary

Total assessments	246,800
Total exemptions	
Net assessment	246,800

Utilities

Water	Well
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : .9876
Mkt/sale :
Assmt/sale: .6913

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

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area 1,288	215,990
Basement	Full			
Heating	Yes	A/C Yes		6,200
Plumbing	3 F/B	H/B Add'l fix.	Wh/p	10,000
Attic	None	Attic size:		
Additions				63,343
Other Features	WB Stks	RR		22,560

Sub-Total				318,093
Grade	C+	Factor 1.0800		343,540
CDU		C&D Factor 1.00		343,540
Depreciation		35 %		223,301
		Computed cost value @ 70%		156,311

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	168	19,233
P Porches, Patios, Decks	FOFF Frame open first flo	336	20,471
G Garages	FR Attached frame LE 65	312	14,886
L Living Area	OVER Frame Overhang	38	3,480
L Living Area	OVER Frame Overhang	52	4,762
L Living Area	AIR Air conditioning	168	511

Total additions 63,343

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	07	Split Level	
Exterior Walls	04	Vinyl Siding	
Roof Material	01	Asphalt Shingles	Story Height 1.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 7 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 3 Unfinished area
Floors	01	Hardwood	Family Rooms 1 Dormer linear f
Heating System	01	Hot Water	Full Baths 3 Masonry trim sf
Fuel	02	Natural Gas	Half Baths Finish bsmt sz 300
Attic	99	None	Addtn'l fixtures Rec Room Size 300
Grade	33	C+	Whirlpools Living area 1,846
Garage	22	Attached 2 car	Saunas # Living Units 1
Area Over Gar.	01	Fully Finished	M/F stacks
Basement	01	Full	W/B stacks 1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings 1
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1978

