

Property at 00289 WEST AVON ROAD

Prop ID 4520289

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Administrative Information

Owner name: DESOPO JOHN AND CHRISSIE
 Second name:
 Address: 289 WEST AVON ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 4520289 Neigh.: Zone: R40 Vol: 155 Page: 0860

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 04-Apr-1985
Resident Land	.92	87,500				Sale price: 47,500
Resident Dwelling	1.00	203,900				Sale valid:
Resident Outbldg	2.00	24,850				Values
Resident Excess	1.83	9,610				Mkt value :
						Cost value: 465,514
Summary			Utilities		Sales ratios	
Total assessments		325,860	Water	Well	Cost/sale :	9.8003
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		325,860	Gas	None	Assmt/sale:	6.8602

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	1.830	7,500	13,725			13,725	9,608
Residual		79,715						
2.750 acres				Total land value			138,725	97,108

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	03	Field Stone	Total Rooms	7
Interior Walls	01	Plaster	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	43	B+	Whirlpools	2,356
Garage	99	None	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	01	Unfinished	W/B openings	2
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1830	

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				672	200,240
Basement	Full						
Heating	Yes	A/C No					
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p	Saunas		3,500
Attic	None		Attic size:				
Additions							114,705
Other Features		WB Stks					13,500
Sub-Total							331,945
Grade	B+	Factor 1.3500					448,126
CDU		C&D Factor 1.00					448,126
Depreciation		35 %					291,282
		Computed cost value @ 70%					203,897

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	F0FF Frame open first flo	120	7,311
L Living Area	FRFF Frame first floor	492	56,325
L Living Area	PATT Part finished attic	492	13,146
L Living Area	FRFF Frame first floor	240	27,475
L Living Area	FATT Full finished attic	240	8,668
P Porches, Patios, Decks	CNPY Canopy	84	1,780
Total additions			114,705

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame			336	30.00	1991	C	10,080	50	5,000
Utility Shed									
RG1 Frame or Con	24	36	864	55.95	2000	B	60,909	50	30,500
Block Detach Garage									
Value at 70%			24,850				Value at 100%		35,500

