

Property at 00300 WEST AVON ROAD

Prop ID 4520300

Printed 07-Feb-2024 6:01 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: GREIF ROBERT C
 Second name:
 Address: 300 WEST AVON ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map: 20 025
 Lot: 4520300 Neigh.: Zone: R40 Vol: 382 Page: 898

Assessments

Assmt category	Qty	Amount
Resident Land	.92	87,500
Resident Dwelling	1.00	215,970

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 13-Mar-2000
 Sale price: 268,250
 Sale valid: Y

Values

Resident Excess	1.08	5,670

Summary

Total assessments	309,140
Total exemptions	
Net assessment	309,140

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale	1.6463
Mkt/sale	
Assmt/sale	1.1524

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	1.080	7,500	8,100			8,100	5,670
Residual		47,045						

2.000 acres

Total land value

133,100

93,170

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	01	Plaster	Garage cars	2
Floors	01	Hardwood	Bedrooms	4
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	37	B-	Full Baths	2
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	04	Loft	Half Baths	1
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	02	Rec Room w/o air	Addtn'l fixtures	1
Air Condition	01	Central Air	Whirlpools	
Interior Cond	05	Good	Rec Room Size	364
Exterior Cond	05	Good	Living area	2,324
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 1946	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area 1,064	241,350
Basement	Full with walk			
Heating	Yes	A/C Yes		6,940
Plumbing	2 F/B	1 H/B	1 Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				133,641
Other Features		WB Stks	RR	14,766

Sub-Total			405,697
Grade	B-	Factor 1.1700	474,665
CDU		C&D Factor 1.00	474,665
Depreciation		35 %	308,532
		Computed cost value @ 70%	215,972

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	480	12,715
G Garages	FR Attached frame LE 65	480	21,441
L Living Area	UATT Unfinished attic	480	8,403
L Living Area	FRFF Frame first floor	420	48,082
L Living Area	BSMT Basement addition	420	7,740
L Living Area	FRFF Frame first floor	308	35,260

Total additions 133,641

