

Property at 00307 WEST AVON ROAD

Prop ID 4520307

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Administrative Information

Owner name: KARVAZY STEPHEN L
 Second name:
 Address: 307 WEST AVON ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 4520307 Neigh.: Zone: R40 Vol: 401 Page: 539

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 17-Apr-2001
Resident Land	.92	87,500			Sale price: 262,000
Resident Outbldg	1.00	4,550			Sale valid:
Resident Dwelling	1.00	206,250			

Values

Resident Excess	1.32	6,930	Mkt value :	
			Cost value:	436,043

Summary

Total assessments	305,230	Water Well	Cost/sale :	1.6643
Total exemptions		Sewer Septic	Mkt/sale :	
Net assessment	305,230	Gas CNG	Assmt/sale:	1.1650

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	1.320	7,500	9,900		9,900	6,930
Residual	57,499						

2.240 acres Total land value 134,900 94,430

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	06	Contemporary	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 7 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 4 Unfinished area
Floors	07	Hardwood/Carpet	Family Rooms 1 Dormer linear f
Heating System	02	Forced Hot Air	Full Baths 2 Masonry trim sf
Fuel	02	Natural Gas	Half Baths 1 Finish bsmt sz
Attic	99	None	Addn'l fixtures Rec Room Size 350
Grade	37	B-	Whirlpools Living area 2,516
Garage	22	Attached 2 car	Saunas # Living Units
Area Over Gar.	99	None	M/F stacks
Basement	01	Full	W/B stacks 1
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings 1
Air Condition	99	None	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1987

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 924	249,450
Basement	Full			
Heating	Yes	A/C No		
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p Saunas 8,500
Attic	None		Attic size:	
Additions				115,026
Other Features		WB Stks	RR	14,457
Sub-Total				387,433
Grade	B-	Factor 1.1700		453,297
CDU		C&D Factor 1.00		453,297
Depreciation		35 %		294,643
		Computed cost value @ 70%		206,250

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	374	42,816
L Living Area	BSMT Basement addition	374	6,892
P Porches, Patios, Decks	DECK Wood deck	50	1,325
P Porches, Patios, Decks	DECK Wood deck	336	8,901
L Living Area	FRFF Frame first floor	90	10,303
L Living Area	FRUF Frame upper full	90	7,536
G Garages	FR Attached frame LE 65	576	25,187
L Living Area	FRFF Frame first floor	32	3,663
L Living Area	FRUF Frame upper full	32	2,679
L Living Area	FRFF Frame first floor	50	5,724

Total additions 115,026

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	36	432	30.00	2020	C	12,960	50	6,500
Utility Shed									
Value at 70%			4,550				Value at 100%		6,500

