

Property at 00308 WEST AVON ROAD

Prop ID 4520308

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Administrative Information

Owner name: SALONIA RONALD A & CARIN G TTEE
 Second name:
 Address: 308 WEST AVON ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map: 20 025
 Lot: 4520308 Neigh.: Zone: R40 Vol: 802 Page: 1013

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 04-Aug-2000
Resident Land	.92	87,500	LBA Volfire	62,500	Sale price: 441,817
Resident Outbldg	3.00	34,160			Sale valid: Y
Resident Dwelling	1.00	349,600			

Values

Resident Excess	1.59	8,350	Mkt value :	685,157
			Cost value:	685,157

Summary

Total assessments	479,610	Utilities	Water Connecticut	Sales ratios	Cost/sale : 1.5508
Total exemptions	62,500	Sewer Septic		Mkt/sale :	
Net assessment	417,110	Gas None		Assmt/sale:	1.0855

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	1.591	7,500	11,933		11,933	8,353
Residual	69,304						

2.511 acres Total land value 136,933 95,853

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	5
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	3
Garage	23	Attached 3 car	Half Baths	1
Area Over Gar.	99	None	Masonry trim sf	
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	320
Interior Cond	05	Good	Living area	3,257
Exterior Cond	05	Good	Whirlpools	1
			# Living Units	1
			M/F stacks	2
			W/B stacks	
			W/B openings	
			Actual Year Built: 2000	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	303,740
Basement	Full with walk		1,202	
Heating	Yes	A/C Yes		8,710
Plumbing	3 F/B	1 H/B	4 Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Additions				18,000
Other Features		M Stks RR		148,798
				14,020
Sub-Total				493,268
Grade	B+	Factor 1.3500		665,912
CDU		C&D Factor 1.00		665,912
Depreciation		25 %		499,434
		Computed cost value @ 70%		349,604

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	787	35,259
L Living Area	BSMT Basement addition	308	5,676
L Living Area	FRFF Frame first floor	308	35,260
L Living Area	AIR Air conditioning	308	936
P Porches, Patios, Decks	DECK Wood deck	168	4,450
L Living Area	OVER Frame Overhang	56	5,129
L Living Area	AIR Air conditioning	56	170
P Porches, Patios, Decks	DECK Wood deck	168	4,450
L Living Area	FRFF Frame first floor	489	55,981
L Living Area	AIR Air conditioning	489	1,487

Total additions 148,798

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	16	192	30.00	2005	C	5,760	50	2,900
Utility Shed									
RS1 Frame	10	14	140	30.00	2007	C	4,200	50	2,100
Utility Shed									
RP5 Pool w/ Gunite	22	36	792	110.5	2007	C	87,556	50	43,800
Value at 70%			34,160					Value at 100%	48,800

