

Property at 00312 WEST AVON ROAD

Prop ID 4520312

Printed 07-Feb-2024 6:02 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: HANSEN AMY
 Second name:
 Address: 312 WEST AVON ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map:
 Lot: 4520312 Neigh.: Zone: R30 Vol: 730 Page: 176

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 09-Jul-2019
Resident Land	.83	87,500				Sale price: 225,000
Resident Dwelling	1.00	112,400				Sale valid:
Resident Outbldg	3.00	8,750				Values
					Mkt value :	
					Cost value:	298,071
Summary			Utilities		Sales ratios	
Total assessments	208,650		Water	Well	Cost/sale :	1.3248
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	208,650		Gas	None	Assmt/sale:	.9273

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.830	125,000	125,000			125,000	87,500
Primary Site		36,155						
		.830 acres		Total land value			125,000	87,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	8
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	04	Fully finished w	Addtn'l fixtures	
Grade	30	C	Whirlpools	1,512
Garage	31	Detached 1 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1954	

Building Valuation Summary

		Area	
Dwelling	Frame 1 story w/bsmt	952	171,780
Basement	Full		
Heating	Yes A/C No		
Plumbing	2 F/B H/B Add'l fix. Wh/p Saunas		5,000
Attic	Fully finished w/WH Attic size: 765		28,330
Additions			35,175
Other Features	WB Stks		6,750
Sub-Total			247,035
Grade	C	Factor 1.0000	247,035
CDU	C&D Factor 1.00		247,035
Depreciation	35 %		160,573
Computed cost value @ 70%			112,401

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	342	9,060
P Porches, Patios, Decks	FEFF Frame enclosed first	144	13,732
L Living Area	FRFF Frame first floor	84	9,616
L Living Area	BSMT Basement addition	84	1,548
P Porches, Patios, Decks	FOFF Frame open first flo	20	1,219
Total additions			35,175

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	14	22	308	55.95		C	17,233	50	8,600
Block Detach Garage									
RS1 Frame	10	14	140	30.00		C	4,200	50	2,100
Utility Shed									
RS1 Frame	10	12	120	30.00	1992	C	3,600	50	1,800
Utility Shed									
Value at 70%		8,750	Value at 100%		12,500				

