

Property at 00316 WEST AVON ROAD

Prop ID 4520316

Printed 04-Apr-2024 8:53 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: COOK MELANIE C TRUSTEE

Second name:

Address: 316 WEST AVON ROAD

City/state: AVON CT Zip: 06001

-Location Information-

Map: 013

Clerk map:

Lot: 4520316

Neigh.:

Zone: R40

Vol: 748

Vol: 748 Page: 007

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt			Area	
Basement	Full				780	192,990
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						89,196
Other Features	WB Stks					6,750
Sub-Total						292,436
Grade	C+	Factor	1.0800			315,831
CDU		C&D Factor	1.00			315,831
Depreciation				35 %	205,290	
				Computed cost value @ 70%	143,703	

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	444	50,830
P Porches, Patios, Decks	DECK Wood deck	256	6,781
P Porches, Patios, Decks	FOFF Frame open first flo	126	7,677
P Porches, Patios, Decks	FEFF Frame enclosed first	126	12,016
L Living Area	BSMT Basement addition	126	2,322
L Living Area	FRFF Frame first floor	72	8,243
L Living Area	BSMT Basement addition	72	1,327

Total additions	89,196
-----------------	--------

Land Information

[illegible]

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	8	Garage cars
Interior Walls	01	Plaster	Bedrooms	4	Unfinished area
Floors	01	Hardwood	Family Rooms		Dormer linear f 28
Heating System	02	Forced Hot Air	Full Baths	1	Masonry trim sf
Fuel	01	Oil	Half Baths	1	Finish bsmt sz
Attic	99	None	Addn'l fixtures		Rec Room Size
Grade	33	C+	Whirlpools		Living area 1,686
Garage	99	None	Saunas		# Living Units
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: 1950		

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	6	8	48	30.00		D	1,123	50	600
Utility Shed									
RP1 Pool w/ Plastic Linr	20	40	800	74.05		C	59,240	50	29,600
RG1 Frame or Con Block Detach Garage	24	24	576	55.95	2020	C	32,227	50	16,100
Value at 70%		32,410					Value at 100%		46,300

