

Property at 00322 WEST AVON ROAD

Prop ID 4520322

Printed 07-Feb-2024 6:03 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: HALL RYAN M & AMBER L
 Second name:
 Address: 322 WEST AVON ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map:
 Lot: 4520322 Neigh.: Zone: R40 Vol: 605 Page: 995

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 03-Mar-2010
Resident Land	.92	87,500				Sale price: 360,000
Resident Dwelling	1.00	212,580				Sale valid:
					Values	
Resident Excess	.31	1,630			Mkt value :	
					Cost value:	431,014
Summary			Utilities		Sales ratios	
Total assessments		301,710	Water	Connecticut	Cost/sale :	1.1973
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		301,710	Gas	None	Assmt/sale:	.8381

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	.310	7,500	2,325			2,325	1,628
Residual		13,504						
1.230 acres			Total land value				127,325	89,128

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	01	Hot Water	Family Rooms	1
Fuel	01	Oil	Dormer linear f	12
Attic	99	None	Full Baths	2
Grade	37	B-	Half Baths	1
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	04	Loft	Addtn'l fixtures	
Basement	04	Full with walk-o	Rec Room Size	576
Bsmt Fin Qual	02	Rec Room w/o air	Whirlpools	2,902
Air Condition	01	Central Air	Saunas	
Interior Cond	05	Good	# Living Units	1
Exterior Cond	05	Good	Actual Year Built: 1984	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area 1,024	234,540
Basement	Full with walk			
Heating	Yes	A/C Yes		6,740
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				130,118
Other Features		WB Stks	RR	19,434
Sub-Total				399,332
Grade	B-	Factor 1.1700		467,218
CDU		C&D Factor 1.00		467,218
Depreciation		35 %		303,692
Computed cost value @ 70%				212,584

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	462	20,739
L Living Area	FRFF Frame first floor	292	33,428
L Living Area	BSMT Basement addition	292	5,381
L Living Area	FRUF Frame upper full	292	24,449
P Porches, Patios, Decks	DECK Wood deck	144	3,815
L Living Area	OVER Frame Overhang	24	2,198
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437
L Living Area	FRUF Frame upper full	40	3,349
G Garages	FSF Full-story fin o/gar	462	30,947
L Living Area	AIR Air conditioning	462	1,404
L Living Area	AIR Air conditioning	292	888
L Living Area	AIR Air conditioning	292	888
L Living Area	AIR Air conditioning	24	73
L Living Area	AIR Air conditioning	40	122

Total additions 130,118

