

Property at 00327 WEST AVON ROAD

Prop ID 4520327

Printed 30-Dec-2025 10:42 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: DEW DOROTHY A TRUSTEE
 Second name:
 Address: 327 WEST AVON ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 4520327 Neigh.: Zone: R40 Vol: 721 Page: 210

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 24-Jul-1974
Resident Land	.92	87,500	AAA	Veteran	1,000	Sale price: 28,500
Resident Outbldg	1.00	1,540	CAB	Add Vet	500	Sale valid:
Resident Dwelling	1.00	145,280	DAC	Veteran	10,000	
Resident Excess .69 3,620					Values	
					Mkt value :	
					Cost value: 339,914	
Summary			Utilities		Sales ratios	
Total assessments	237,940		Water	Well	Cost/sale :	11.9268
Total exemptions	11,500		Sewer	Septic	Mkt/sale :	
Net assessment	226,440		Gas	None	Assmt/sale:	8.3488

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	.690	7,500	5,175		5,175	3,623
Residual	30,056						
1.610 acres				Total land value		130,175	91,123

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	08	Raised Ranch		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	
Heating System	06	Heat Pump	Family Rooms	
Fuel	03	Electric	Full Baths	2
Attic	99	None	Half Baths	1
Grade	33	C+	Addtn'l fixtures	
Garage	12	Basement 2 car	Whirlpools	
Area Over Gar.	01	Fully Finished	Saunas	
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	03	Rec Room W/ Air	W/B stacks	1
Air Condition	01	Central Air	W/B openings	1
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1973	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,250	210,990
Basement	Full				
Heating	Yes	A/C Yes			6,060
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		8,500
Additions					39,846
Other Features	Mason Trim	WB Stks	RR	Bsmt Gar	30,246
Sub-Total					295,642
Grade	C+		Factor 1.0800		319,293
CDU			C&D Factor 1.00		319,293
Depreciation			35 %		207,540
Computed cost value @ 70%					145,278

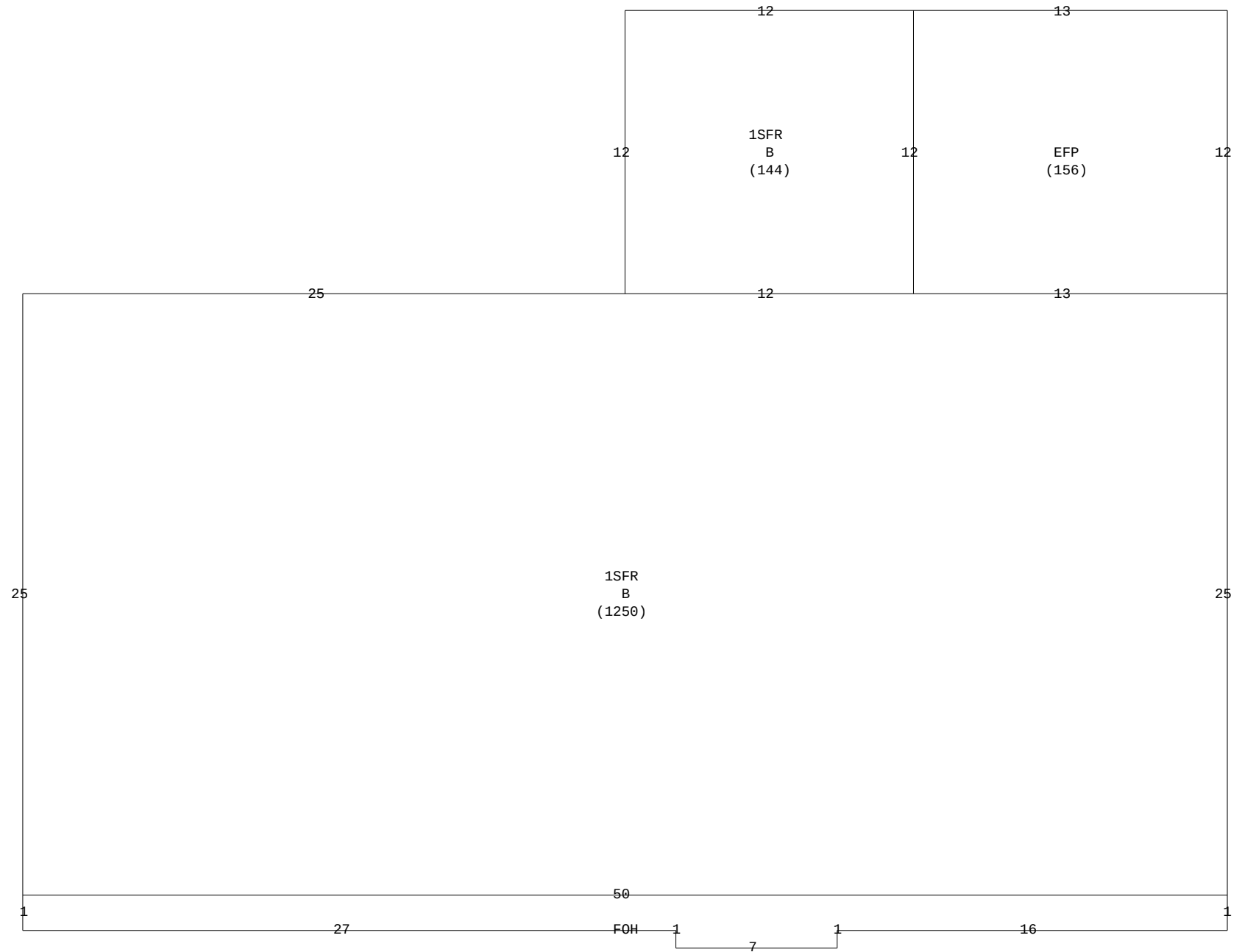
Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	156	14,876
L Living Area	OVER Frame Overhang	57	5,220
L Living Area	AIR Air conditioning	57	173
L Living Area	FRFF Frame first floor	144	16,485
L Living Area	BSMT Basement addition	144	2,654
L Living Area	AIR Air conditioning	144	438
Total additions			39,846

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	16	192	30.00		D	4,493	50	2,200
Utility Shed									
Value at 70%			1,540				Value at 100%		2,200

Scale: 1" = 5.88 feet



PROBATE CERT V 703 P 448 10/24/16 CHARLES A DEW
DOROTHY A DEW 2018 TRUST 7-23-18 VOL 721 PG 210