

Property at 00328 WEST AVON ROAD

Prop ID 4520328

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Administrative Information

Owner name: AMMR REVOCABLE TRUST
Second name:
Address: 328 WEST AVON ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map:
Lot: 4520328 Neigh.: Zone: R40 Vol: 755 Page: 369

Assessments

Assmt category	Qty	Amount
Resident Land	.92	87,500
Resident Outbldg	1.00	1,680
Resident Dwelling	1.00	426,690

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 19-Feb-2021
Sale price: 730,402
Sale valid:

Values

Mkt value :
Cost value: 740,114

Summary

Total assessments	518,080
Total exemptions	
Net assessment	518,080

Utilities

Water	Connecticut
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : 1.0133
Mkt/sale :
Assmt/sale: .7093

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	.420	7,500	3,150		3,150	2,205
Residual	18,295						

1.340 acres

Total land value

128,150

89,705

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	47	A-	Full Baths	4
Garage	23	Attached 3 car	Masonry trim sf	200
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	835
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,274
			# Living Units	1
			M/F stacks	1
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 2010	

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	1,237	310,580
Basement	Full with walk			
Heating	Yes	A/C Yes		8,910
Plumbing	4 F/B	1 H/B	2 Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Additions				22,000
Other Features	Mason Trim	WB Stks	M Stks	RR
				119,010
				34,064

Sub-Total			494,564
Grade	A-	Factor 1.4500	717,118
CDU		C&D Factor 1.00	717,118
Depreciation		15 %	609,550
		Computed cost value @ 70%	426,685

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	780	34,946
G Garages	FSF Full-story fin o/gar	630	42,200
L Living Area	AIR Air conditioning	630	1,915
P Porches, Patios, Decks	DECK Wood deck	516	13,669
L Living Area	BSMT Basement addition	170	3,133
L Living Area	FRFF Frame first floor	170	19,462
L Living Area	AIR Air conditioning	170	517
P Porches, Patios, Decks	FOFF Frame open first flo	52	3,168

Total additions 119,010

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	16	160	30.00		C	4,800	50	2,400
Utility Shed									

Value at 70%

1,680

Value at 100%

2,400

