

Property at 00341 WEST AVON ROAD

Prop ID 4520341

Printed 07-Feb-2024 6:04 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: DURLING MICHAEL & ALISON
Second name:
Address: 341 WEST AVON ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
Lot: 4520341 Neigh.: Zone: R40 Vol: 753 Page: 853

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 28-Jan-2021
Resident Land	.92	87,500				Sale price: 300,000
Resident Dwelling	1.00	130,720				Sale valid:
					Values	
Resident Excess	.06	320				Mkt value : Cost value: 312,200
Summary			Utilities		Sales ratios	
Total assessments		218,540	Water	Well		Cost/sale : 1.0407
Total exemptions			Sewer	Septic		Mkt/sale :
Net assessment		218,540	Gas	None		Assmt/sale: .7285

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	.060	7,500	450			450	315
Residual		2,614						
				.980 acres	Total land value		125,450	87,815

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	08	Raised Ranch		
Exterior Walls	03	Aluminum 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	1
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	2
Attic	99	None	Addn'l fixtures	
Grade	33	C+	Whirlpools	
Garage	12	Basement 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	1
Air Condition	01	Central Air		
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 with walk			
Heating	Yes	A/C Yes		6,060
Plumbing	1 F/B	2 H/B	Add'l fix.	Wh/p Saunas 7,000
Attic	None			Attic size:
Additions				19,398
Other Features	WB Stks	RR	Bsmt Gar	22,576
Sub-Total				266,024
Grade	C+	Factor 1.0800		287,306
CDU		C&D Factor 1.00		287,306
Depreciation		35 %		186,749
Computed cost value @ 70%				130,724

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	CPAT Concrete patio	121	1,031
P Porches, Patios, Decks	FEUF Frame enclosed upper	121	6,926
L Living Area	FRUF Frame upper full	66	5,526
P Porches, Patios, Decks	UTIL Utility building	66	1,885
L Living Area	OVER Frame Overhang	19	1,740
L Living Area	OVER Frame Overhang	25	2,290
Total additions			19,398

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
Value at 70%					Value at 100%				

