

Property at 00349 WEST AVON ROAD

Prop ID 4520349

Printed 23-Jul-2026 11:54 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: FREEMAN JUSTIN
 Second name:
 Address: 183 COUGAR DRIVE
 City/state: MANCHESTER CT Zip: 06040

Location Information

Map: 018 Clerk map:
 Lot: 4520349 Neigh.: Zone: R40 Vol: 816 Page: 185

Assessments

Assmt category	Qty	Amount
Resident Land	.92	87,500

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 08-Jul-2026
 Sale price: 137,200
 Sale valid: 07

Values

Mkt value :
 Cost value: 127,771

Summary

Total assessments	89,440
Total exemptions	
Net assessment	89,440

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .9313
 Mkt/sale :
 Assmt/sale: .6519

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	.370	7,500	2,775			2,775	1,943
Residual 16,117								

1.290 acres Total land value 127,775 89,443

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	6
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	3
Heating System	05	Electric B/B	Unfinished area	
Fuel	03	Electric	Family Rooms	
Attic	99	None	Dormer linear f	
Grade	33	C+	Full Baths	3
Garage	12	Basement 2 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	04	Living Area w/o	Addn'l fixtures	950
Air Condition	99	None	Whirlpools	1,860
Interior Cond	05	Good	Saunas	
Exterior Cond	05	Good	# Living Units	
Actual Year Built: 1967				

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	
Basement	Full		1,860	291,270
Heating	Yes	A/C No		
Plumbing	3 F/B	1 H/B Add'l fix.	Wh/p	Saunas
Attic	None	Attic size:		13,500
Additions				32,097
Other Features	WB Stks	RR	Bsmt Gar	32,670

Sub-Total		369,537
Grade	C+	Factor 1.0800
CDU	C&D Factor 1.00	399,100
Depreciation	100 %	399,100
Computed cost value @ 70%		

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEUF Frame enclosed upper	216	12,364
P Porches, Patios, Decks	UTIL Utility building	216	6,170
P Porches, Patios, Decks	FOFF Frame open first flo	160	9,748
P Porches, Patios, Decks	DECK Wood deck	144	3,815

Total additions 32,097

