

Property at 00361 WEST AVON ROAD

Prop ID 4520361

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Administrative Information

Owner name: MURZYN RYSZARD
 Second name:
 Address: 361 WEST AVON ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 4520361 Neigh.: Zone: R40 Vol: 694 Page: 940

Assessments

Assmt category	Qty	Amount
Resident Land	.92	87,500
Resident Outbldg	3.00	21,770
Resident Dwelling	1.00	145,600

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 12-Feb-2016
 Sale price: 278,000
 Sale valid:

Values

Mkt value :
 Cost value: 366,357

Summary

Total assessments	256,450
Total exemptions	
Net assessment	256,450

Utilities

Water	Connecticut
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : 1.3178
 Mkt/sale :
 Assmt/sale: .9225

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	.300	7,500	2,250			2,250	1,575
Residual 13,068								

1.220 acres Total land value 127,250 89,075

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	08	Raised Ranch		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	01	Hardwood		
Heating System	01	Hot Water		
Fuel	02	Natural Gas		
Attic	99	None		
Grade	33	C+		
Garage	12	Basement 2 car		
Area Over Gar.	01	Fully Finished		
Basement	01	Full		
Bsmt Fin Qual	04	Living Area w/o		
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1975

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,533	248,230
Basement	Full				
Heating	Yes	A/C No			
Plumbing	1 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		4,000
Additions					19,553
Other Features	Mason Trim	WB Stks	Bsmt Gar		24,521
Sub-Total					296,304
Grade	C+	Factor 1.0800			320,008
CDU		C&D Factor 1.00			320,008
Depreciation		35 %			208,005
Computed cost value @ 70%					145,604

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	456	12,079
L Living Area	OVER Frame Overhang	27	2,473
L Living Area	OVER Frame Overhang	24	2,198
P Porches, Patios, Decks	FOFF Frame open first flo	46	2,803

Total additions 19,553

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	32	32	1,024	55.95		C	57,293	50	28,600
Block Detach Garage									
RS1 Frame	10	12	120	30.00		D	2,808	50	1,400
Utility Shed									
RS1 Frame	8	12	96	30.00		D	2,246	50	1,100
Utility Shed									
Value at 70%					21,770	Value at 100%			31,100

