

Property at 00370 WEST AVON ROAD

Prop ID 4520370

Printed 07-Feb-2024 6:06 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: RUSSO MARIO G
 Second name:
 Address: 370 WEST AVON ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map: 04 037
 Lot: 4520370 Neigh.: Zone: R40 Vol: 712 Page: 576

Assessments

Assmt category	Qty	Amount
Resident Land	.92	87,500
Resident Dwelling	1.00	106,230
Resident Outbldg	1.00	700

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 09-Aug-2017
 Sale price: 185,000
 Sale valid: 25

Values

Mkt value :
 Cost value: 277,829

Summary

Total assessments	194,480
Total exemptions	
Net assessment	194,480

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.5018
 Mkt/sale :
 Assmt/sale: 1.0512

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	.010	7,500	75			75	53
Residual		436						

.930 acres Total land value 125,075 87,553

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	04	Vinyl 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	01	Oil		
Attic	99	None		
Grade	30	C		
Garage	21	Attached 1 car		
Area Over Gar.	99	None		
Basement	01	Full		
Bsmt Fin Qual	01	Unfinished		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1952

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	183,360
Basement	Full		1,040	
Heating	Yes	A/C Yes		5,280
Plumbing	1 F/B	H/B 1 Add'l fix.	Wh/p	Saunas 500
Attic	None	Attic size:		
Additions				37,574
Other Features		WB Stks		6,750

Sub-Total		233,464
Grade C	Factor 1.0000	233,464
CDU	C&D Factor 1.00	233,464
Depreciation	35 %	151,752
	Computed cost value @ 70%	106,226

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	120	11,443
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437
P Porches, Patios, Decks	FEFF Frame enclosed first	112	10,681
G Garages	FR Attached frame LE 65	264	13,013

Total additions 37,574

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	16	128	30.00		E	1,920	50	1,000
Utility Shed									
Value at 70%			700				Value at 100%		1,000

