

Property at 00376 WEST AVON ROAD

Prop ID 4520376

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Administrative Information

Owner name: DELAHANTY LORRAINE D EST OF
Second name: C/O MICHAEL DELAHANTY
Address: 190 ROBBINS AVE
City/state: NEWINGTON CT Zip: 06111

Location Information

Map: 019 Clerk map: 04 037
Lot: 4520376 Neigh.: Zone: R40 Vol: 37 Page: 544

Assessments

Assmt category	Qty	Amount
Resident Land	.92	87,500
Resident Dwelling	1.00	136,360
Resident Outbldg	1.00	910

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 19-Oct-1959
Sale price:
Sale valid:

Values

Mkt value :
Cost value: 321,100

Summary

Total assessments	224,770
Total exemptions	
Net assessment	224,770

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale :
Mkt/sale :
Assmt/sale:

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						

.920 acres Total land value 125,000 87,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	5
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	30	C	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	2
Air Condition	99	None		
Interior Cond	04	Average		
Exterior Cond	04	Average	Actual Year Built: 1960	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,260	212,310
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas	5,000
Attic	None	Attic size:			
Additions					62,308
Other Features	WB Stks	RR			20,084
Sub-Total					299,702
Grade	C	Factor 1.0000			299,702
CDU		C&D Factor 1.00			299,702
Depreciation		35 %			194,806
Computed cost value @ 70%					136,364

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	224	25,644
P Porches, Patios, Decks	FEFF Frame enclosed first	176	16,784
G Garages	FR Attached frame LE 65	440	19,880

Total additions 62,308

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	14	112	30.00		D	2,621	50	1,300
Utility Shed									
Value at 70%					910	Value at 100%			1,300

