

Property at 00407 WEST AVON ROAD

Prop ID 4520407

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Administrative Information

Owner name: SONQUIST ASSOCIATES LLC
 Second name:
 Address: 407 WEST AVON ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 4520407 Neigh.: Zone: NB Vol: 523 Page: 1017

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date:
Commerc Land	1.38	108,680				Sale price:
						Sale valid:
Commerc Outbldg	1.00	12,810				Values
Commerc Building	1.00	174,440				Mkt value :
						Cost value: 422,757
Summary			Utilities		Sales ratios	
Total assessments		295,930	Water	Connecticut	Cost/sale :	
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		295,930	Gas	None	Assmt/sale:	

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
CPRI	21	1.380	150,000	207,000		.25	155,250	108,675
Comm Primary		60,113						
		1.380 acres		Total land value			155,250	108,675

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	1,008
Basement	Full		265,860
Heating	Yes	A/C No	
Plumbing	2 F/B	1 H/B	Add'l fix.
Attic	Unfinished		Wh/p Saunas
Additions			8,500
Other Features			Attic size: 1,008
			13,955
			107,236
Sub-Total			395,551
Grade	B	Factor 1.2600	498,394
CDU		C&D Factor 1.00	498,394
Depreciation		50 %	249,197
		Computed cost value @ 70%	174,438

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	495	56,668
L Living Area	FRUF Frame upper full	495	41,446
L Living Area	BSMT Basement addition	495	9,122
Total additions			107,236

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	98	Other		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	Garage cars
Interior Walls		Unknown	Bedrooms	Unfinished area
Floors		Unknown	Family Rooms	Dormer linear f
Heating System	01	Hot Water	Full Baths	2 Masonry trim sf
Fuel	02	Natural Gas	Half Baths	1 Finish bsmt sz
Attic	02	Unfinished	Addtn'l fixtures	Rec Room Size
Grade	40	B	Whirlpools	Living area 3,006
Garage	99	None	Saunas	# Living Units 2
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	
Bsmt Fin Qual	01	Unfinished	W/B openings	
Air Condition	99	None		
Interior Cond		Unknown		
Exterior Cond		Unknown	Actual Year Built: 1790	

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
AB2 Flat barn	22	44	968	37.75		C	36,542	50	18,300
Value at 70%			12,810				Value at 100%		18,300

