

Property at 00449 WEST AVON ROAD

Prop ID 4520449

Printed 07-Feb-2024 6:09 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: HYLAND DENNIS A AND KERRI A
Second name:
Address: 449 WEST AVON ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map: 03 028
Lot: 4520449 Neigh.: Zone: R30 Vol: 485 Page: 1192

Assessments

Assmt category	Qty	Amount
Resident Land	.69	87,500
Resident Dwelling	1.00	129,470

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 14-Nov-2003
Sale price: 200,000
Sale valid: Y

Values

Resident Excess	.06	320
Mkt value :		
Cost value:		310,414

Summary

Total assessments	217,290
Total exemptions	
Net assessment	217,290

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.5521
Mkt/sale :
Assmt/sale: 1.0865

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.690	125,000	125,000			125,000	87,500
Primary Site		30,056						
RES	12	.060	7,500	450			450	315
Residual		2,614						

.750 acres Total land value 125,450 87,815

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
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	Addn'l fixtures	
Grade	33	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	01	Unfinished	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1982	

Building Valuation Summary

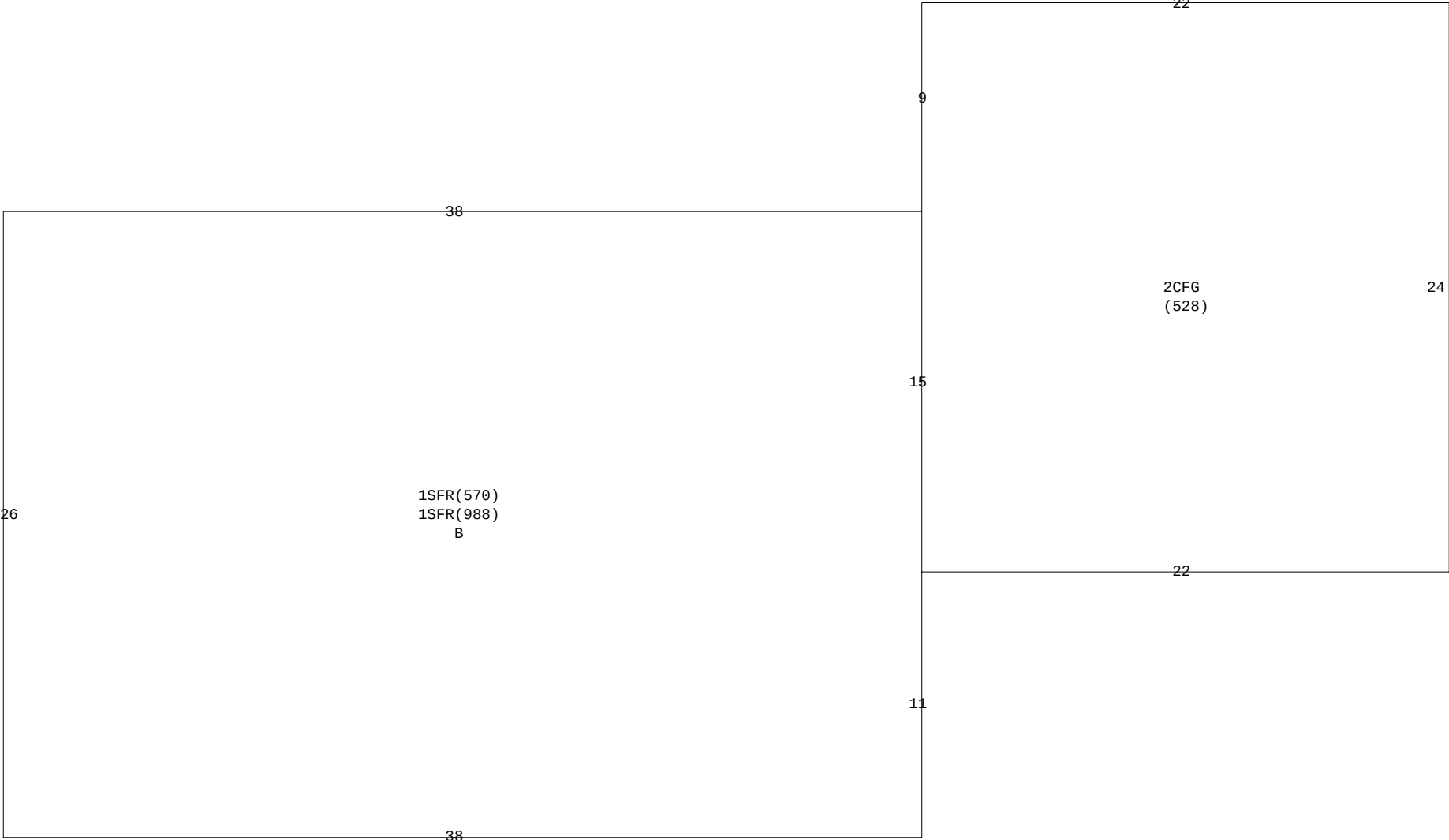
			Area	
Dwelling	Frame	1 1/2 story w/bsmt	988	228,410
Basement	Full			
Heating	Yes	A/C No		
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas 5,000
Attic	None	Attic size:		
Additions				23,314
Other Features	WB Stks			6,750

Sub-Total			263,474
Grade	C+	Factor 1.0800	284,552
CDU		C&D Factor 1.00	284,552
Depreciation		35 %	184,959
		Computed cost value @ 70%	129,471

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	528	23,314

Total additions 23,314



.106 ACRES WAGNER(455 WEST AVON) TO SUNLIGHT 6-20-03 467/844 \$59,000
HOUSE WAS MOVED FROM REAR WEST AVON ROAD FOR DEVONSHIRE