

Property at 00454 WEST AVON ROAD

Prop ID 4520454

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Administrative Information

Owner name: BATCHELDER JENNIFER L
Second name:
Address: 454 WEST AVON ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
Lot: 4520454 Neigh.: Zone: R30 Vol: 626 Page: 1088

Assessments

Assmt category	Qty	Amount
Resident Land	.77	87,500
Resident Dwelling	1.00	124,570

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 25-Jul-2011
Sale price: 260,000
Sale valid:

Values

Mkt value :
Cost value: 302,957

Summary

Total assessments	212,070
Total exemptions	
Net assessment	212,070

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.1652
Mkt/sale :
Assmt/sale: .8157

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.770	125,000	125,000			125,000	87,500
Primary Site		33,541						

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

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	
Heating System	01	Hot Water	Family Rooms	
Fuel	01	Oil	Full Baths	2
Attic	99	None	Half Baths	
Grade	30	C	Addtn'l fixtures	
Garage	22	Attached 2 car	Whirlpools	
Area Over Gar.	99	None	Saunas	
Basement	04	Full with walk-o	M/F stacks	
Bsmt Fin Qual	03	Rec Room W/ Air	W/B stacks	1
Air Condition	01	Central Air	W/B openings	1
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1964	

Building Valuation Summary

			Area	
Dwelling	Frame	1 story w/bsmt	1,254	211,520
Basement	Full with walk			
Heating	Yes	A/C Yes		6,070
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas
Attic	None	Attic size:		5,000
Additions				33,418
Other Features	WB Stks	RR		17,777

Sub-Total		273,785
Grade	C	Factor 1.0000
CDU	C&D Factor 1.00	273,785
Depreciation	35 %	177,960
	Computed cost value @ 70%	124,572

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	240	6,358
G Garages	FR Attached frame LE 65	624	27,060

Total additions 33,418

