

Property at 00455 WEST AVON ROAD

Prop ID 4520455

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Administrative Information

Owner name: WAGNER NANCY BIRCH
 Second name:
 Address: 455 WEST AVON ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map: 03 028
 Lot: 4520455 Neigh.: Zone: R30 Vol: 113 Page: 018

Assessments

Assmt category	Qty	Amount
Resident Land	.69	87,500
Resident Dwelling	1.00	186,760
Resident Outbldg	1.00	8,400

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 18-Jul-1979
 Sale price: 65,000
 Sale valid:

Values

Mkt value :
 Cost value: 405,257

Summary

Total assessments	283,680
Total exemptions	
Net assessment	283,680

Utilities

Water	Well
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 6.2347
 Mkt/sale :
 Assmt/sale: 4.3643

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	.195	7,500	1,463			1,463	1,024
Residual		8,494						

.885 acres Total land value 126,463 88,524

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	04	Colonial	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 8
Interior Walls	01	Plaster	Garage cars
Floors	01	Hardwood	Bedrooms
Heating System	01	Hot Water	Unfinished area
Fuel	02	Natural Gas	Family Rooms 1
Attic	02	Unfinished	Dormer linear f
Grade	37	B-	Full Baths 1
Garage	99	None	Masonry trim sf
Area Over Gar.	99	None	Half Baths
Basement	01	Full	Finish bsmt sz
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures 1
Air Condition	99	None	Rec Room Size
Interior Cond	05	Good	Living area 2,112
Exterior Cond	05	Good	Whirlpools
			# Living Units
			M/F stacks
			W/B stacks 1
			W/B openings 1
			Actual Year Built: 1840

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	218,990
Basement	Full		768	
Heating	Yes	A/C No		
Plumbing	1 F/B	H/B 1 Add'l fix.	Wh/p	Saunas 500
Attic	Unfinished		Attic size: 768	11,543
Additions				113,030
Other Features		WB Stks		6,750
Sub-Total				350,813
Grade	B-	Factor 1.1700		410,451
CDU		C&D Factor 1.00		410,451
Depreciation		35 %		266,793
		Computed cost value @ 70%		186,755

Building additions

Category	Type	Area	Value
L Living Area	BSMT Basement addition	576	10,615
L Living Area	FRFF Frame first floor	576	65,941
P Porches, Patios, Decks	DECK Wood deck	496	13,139
P Porches, Patios, Decks	FOFF Frame open first flo	383	23,335

Total additions 113,030

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
AB2 Flat barn	24	34	816	37.75		D	24,027	50	12,000
Value at 70%			8,400				Value at 100%		12,000

