

Property at 00460 WEST AVON ROAD

Prop ID 4520460

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Administrative Information

Owner name: FLAMMIA DOMENIC J
Second name:
Address: 460 WEST AVON ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
Lot: 4520460 Neigh.: Zone: R30 Vol: 735 Page: 1290

Assessments

Assmt category	Qty	Amount
Resident Land	.78	87,500
Resident Dwelling	1.00	159,400
Resident Outbldg	1.00	2,030

Exemptions

Exempt	Cat	Amount
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Last sale

Sale date: 30-Dec-2019
Sale price: 293,550
Sale valid:

Values

Mkt value :
Cost value: 355,614

Summary

Total assessments	248,930
Total exemptions	
Net assessment	248,930

Utilities

Water	Connecticut
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : 1.2114
Mkt/sale :
Assmt/sale: .8480

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.780	125,000	125,000			125,000	87,500
Primary Site		33,977						

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

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	02	Natural Gas	Half Baths	1
Attic	99	None	Addtn'l fixtures	2
Grade	33	C+	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1963	

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	864	237,730
Basement	Full with walk			
Heating	Yes	A/C Yes		6,850
Plumbing	2 F/B	1 H/B	2 Add'l fix.	Wh/p Saunas 9,500
Attic	None	Attic size:		
Additions				54,533
Other Features	WB Stks	RR		15,772

Sub-Total			324,385
Grade	C+	Factor 1.0800	350,336
CDU		C&D Factor 1.00	350,336
Depreciation		35 %	227,718
		Computed cost value @ 70%	159,403

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	88	5,361
P Porches, Patios, Decks	FEFF Frame enclosed first	168	16,021
G Garages	FR Attached frame LE 65	552	24,250
P Porches, Patios, Decks	DECK Wood deck	336	8,901

Total additions 54,533

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	16	192	30.00	2022	C	5,760	50	2,900
Utility Shed									
Value at 70%	2,030						Value at 100%		2,900

