

Property at 00472 WEST AVON ROAD

Prop ID 4520472

Printed 07-Feb-2024 6:10 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: SALVATORE LEO P
 Second name: PATRICIA A
 Address: 472 WEST AVON ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 4520472 Neigh.: Zone: R30 Vol: 060 Page: 0329

Assessments

Assmt category	Qty	Amount
Resident Land	.91	87,500
Resident Dwelling	1.00	147,750

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 27-Jun-1968
 Sale price: 28,200
 Sale valid:

Values

Mkt value :
 Cost value: 336,071

Summary

Total assessments	235,250
Total exemptions	
Net assessment	235,250

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 11.9174
 Mkt/sale :
 Assmt/sale: 8.3422

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.910	125,000	125,000			125,000	87,500
Primary Site		39,640						

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

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	03	Aluminum 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	02	Rec Room w/o air	W/B stacks	1
Air Condition	99	None	W/B openings	1
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1960	

Building Valuation Summary

			Area	
Dwelling	Frame	1 story w/bsmt	1,228	208,100
Basement	Full with walk			
Heating	Yes	A/C No		
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas
Attic	None	Attic size:		5,000
Additions				93,855
Other Features	WB Stks	RR		17,761

Sub-Total		324,716
Grade C	Factor 1.0000	324,716
CDU	C&D Factor 1.00	324,716
Depreciation	35 %	211,065
	Computed cost value @ 70%	147,746

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	240	27,475
L Living Area	BSMT Basement addition	240	4,423
P Porches, Patios, Decks	BPAT Brick/flagstone pati	250	5,701
P Porches, Patios, Decks	DECK Wood deck	294	7,788
G Garages	FR Attached frame LE 65	624	27,060
L Living Area	FRFF Frame first floor	187	21,408

Total additions 93,855

