

Property at 00482 WEST AVON ROAD

Prop ID 4520482

Printed 07-Feb-2024 6:11 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: BERSON JANE AND
 Second name: ZUCCARO ERIC
 Address: 482 WEST AVON ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 4520482 Neigh.: Zone: R30 Vol: 761 Page: 770

Assessments

Assmt category	Qty	Amount
Resident Land	.92	87,500
Resident Outbldg	2.00	6,720
Resident Dwelling	1.00	252,930

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 12-Aug-2011
 Sale price: 265,000
 Sale valid:

Values

Mkt value :
 Cost value: 504,257

Summary

Total assessments	352,980	
Total exemptions		
Net assessment	352,980	

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.9029
 Mkt/sale :
 Assmt/sale: 1.3320

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	125,000	125,000			125,000	87,500
Primary Site		40,075						
RES	12	1.110	7,500	8,325			8,325	5,828
Residual		48,352						

2.030 acres

Total land value

133,325

93,328

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	03	Field Stone		
Interior Walls	01	Plaster		
Floors	01	Hardwood		
Heating System	01	Hot Water		
Fuel	02	Natural Gas		
Attic	99	None		
Grade	40	B		
Garage	23	Attached 3 car		
Area Over Gar.	99	None		
Basement	03	Partial > half		
Bsmt Fin Qual	99	None		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1924

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	714
Basement	Partial > half		-2,260
Heating	Yes	A/C Yes	6,030
Plumbing	2 F/B	1 H/B	2 Add'l fix.
Attic	None	Wh/p	Saunas
Additions		Attic size:	9,500
Other Features		WB Stks	210,230
			9,250
Sub-Total			441,190
Grade	B	Factor 1.2600	555,899
CDU		C&D Factor 1.00	555,899
Depreciation		35 %	361,334
		Computed cost value @ 70%	252,934

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	240	6,358
G Garages	FR Attached frame LE 65	240	12,077
G Garages	FR Attached frame LE 65	576	25,187
L Living Area	FRUF Frame upper full	576	48,228
L Living Area	FRFF Frame first floor	84	9,616
L Living Area	OVER Frame Overhang	45	4,121
L Living Area	BSMT Basement addition	49	903
L Living Area	FRUF Frame upper full	49	4,103
L Living Area	FRFF Frame first floor	143	16,371
L Living Area	FRFF Frame first floor	224	25,644
L Living Area	FRFF Frame first floor	408	46,708
L Living Area	BSMT Basement addition	408	7,519
L Living Area	AIR Air conditioning	408	1,240
L Living Area	AIR Air conditioning	576	1,751
L Living Area	AIR Air conditioning	84	255
L Living Area	AIR Air conditioning	49	149

Total additions 210,230

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame Utility Shed	20	28	560	30.00		C	16,800	50	8,400
RS1 Frame Utility Shed	8	10	80	30.00		C	2,400	50	1,200
Value at 70%			6,720				Value at 100%		9,600

