

Property at 00487 WEST AVON ROAD

Prop ID 4520487

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Administrative Information

Owner name: MCADAMS JANELE ELIZABETH
 Second name:
 Address: 487 WEST AVON ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 4520487 Neigh.: Zone: R30 Vol: 812 Page: 771

Assessments

Assmt category	Qty	Amount
Resident Land	.92	87,500
Resident Dwelling	1.00	211,630
Resident Outbldg	1.00	1,680

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 09-Mar-2021
 Sale price: 397,000
 Sale valid:

Values

Mkt value :
 Cost value: 430,557

Summary

Total assessments	301,390	
Total exemptions		
Net assessment	301,390	

Utilities

Water	Connecticut	
Sewer	Septic	
Gas	None	

Sales ratios

Cost/sale : 1.0845
 Mkt/sale :
 Assmt/sale: .7592

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	.110	7,500	825			825	578
Residual		4,792						

1.030 acres

Total land value

125,825

88,078

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	17	Old style		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	12
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	6
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	30	C	Masonry trim sf	
Garage	12	Basement 2 car	Half Baths	3
Area Over Gar.	01	Fully Finished	Finish bsmt sz	
Basement	03	Partial > half	Rec Room Size	
Bsmt Fin Qual	01	Unfinished	Living area	3,390
Air Condition	01	Central Air	Whirlpools	
Interior Cond	05	Good	# Living Units	
Exterior Cond	05	Good	Actual Year Built: 1840	

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	1,056	275,230
Basement	Partial > half			-2,260
Heating	Yes	A/C Yes		7,910
Plumbing	3 F/B	2 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				159,251
Other Features		M Stks	Bsmt Gar	8,000
Sub-Total				465,131
Grade	C	Factor 1.0000		465,131
CDU		C&D Factor 1.00		465,131
Depreciation		35 %		302,335
		Computed cost value @ 70%		211,635

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	609	69,719
L Living Area	FRUF Frame upper full	609	50,992
L Living Area	BSMT Basement addition	609	11,223
P Porches, Patios, Decks	FOFF Frame open first flo	116	7,067
L Living Area	FRFF Frame first floor	60	6,869
P Porches, Patios, Decks	FOFF Frame open first flo	95	5,788
P Porches, Patios, Decks	DECK Wood deck	140	3,709
L Living Area	AIR Air conditioning	609	1,851
L Living Area	AIR Air conditioning	609	1,851
L Living Area	AIR Air conditioning	60	182

Total additions 159,251

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	16	160	30.00	2018	C	4,800	50	2,400
Utility Shed									
Value at 70%			1,680				Value at 100%		2,400

