

Property at 00491 WEST AVON ROAD

Prop ID 4520491

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Administrative Information

Owner name: TURNER BRIAN L AND
 Second name: FEDERICO DANIELLE P
 Address: 491 WEST AVON ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 4520491 Neigh.: Zone: R30 Vol: 681 Page: 664

Assessments

Assmt category	Qty	Amount
Resident Land	.92	87,500
Resident Dwelling	1.00	348,940

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 31-Dec-2014
 Sale price: 520,683
 Sale valid:

Values

Mkt value :
 Cost value: 632,043

Summary

Total assessments	442,430
Total exemptions	
Net assessment	442,430

Utilities

Water	Connecticut
Sewer	None
Gas	None

Sales ratios

Cost/sale : 1.2139
 Mkt/sale :
 Assmt/sale: .8497

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	1.140	7,500	8,550			8,550	5,985
Residual		49,658						

2.060 acres

Total land value

133,550

93,485

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	3
Garage	23	Attached 3 car	Half Baths	1
Area Over Gar.	01	Fully Finished	Masonry trim sf	
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	750
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,331
			# Living Units	1
			M/F stacks	1
			W/B stacks	
			W/B openings	
Actual Year Built: 2001				

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,274	317,800
Basement	Full				
Heating	Yes	A/C Yes			9,110
Plumbing	3 F/B	1 H/B	4 Add'l fix.	1 Wh/p	18,000
Attic	None		Attic size:		
Additions					125,626
Other Features		M Stks RR			21,796

Sub-Total				492,332
Grade	B+	Factor 1.3500		664,648
CDU		C&D Factor 1.00		664,648
Depreciation		25 %		498,486
		Computed cost value @ 70%		348,940

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	866	38,799
G Garages	FSF Full-story fin o/gar	416	27,865
L Living Area	AIR Air conditioning	416	1,265
L Living Area	BSMT Basement addition	330	6,081
L Living Area	FRFF Frame first floor	330	37,779
L Living Area	AIR Air conditioning	33	100
L Living Area	OVER Frame Overhang	24	2,198
P Porches, Patios, Decks	FOFF Frame open first flo	168	10,236
L Living Area	OVER Frame Overhang	13	1,191
L Living Area	AIR Air conditioning	37	112

Total additions 125,626

Scale: 1" = 8.14 feet