

Property at 00521 WEST AVON ROAD

Prop ID 4520521

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Administrative Information

Owner name: KIRAN PRIYA
Second name:
Address: 521 WEST AVON ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
Lot: 4520521 Neigh.: Zone: R30 Vol: 711 Page: 146

Assessments

Assmt category	Qty	Amount
Resident Land	.92	87,500
Resident Dwelling	1.00	219,870

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 05-Jul-2017
Sale price: 396,000
Sale valid:

Values

Resident Excess	.60	3,150

Summary

Total assessments	310,520
Total exemptions	
Net assessment	310,520

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.1202
Mkt/sale :
Assmt/sale: .7841

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	.600	7,500	4,500		4,500	3,150
Residual	26,136						

1.520 acres

Total land value

129,500

90,650

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	01	Hot Water	Family Rooms	1
Fuel	01	Oil	Full Baths	2
Attic	99	None	Half Baths	1
Grade	40	B	Addtn'l fixtures	
Garage	12	Basement 2 car	Whirlpools	1
Area Over Gar.	01	Fully Finished	Saunas	
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	01	Unfinished	W/B stacks	2
Air Condition	01	Central Air	W/B openings	2
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1984	

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	950	254,530
Basement	Full			
Heating	Yes	A/C Yes		7,330
Plumbing	2 F/B	1 H/B	Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Additions				92,164
Other Features	WB Stks		Bsmt Gar	18,500

Sub-Total		383,524
Grade	B	
CDU	Factor 1.2600	483,240
Depreciation	C&D Factor 1.00	483,240
	35 %	314,106
	Computed cost value @ 70%	219,874

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	330	37,779
L Living Area	BSMT Basement addition	330	6,081
L Living Area	FRFF Frame first floor	175	20,034
L Living Area	BSMT Basement addition	175	3,225
L Living Area	OVER Frame Overhang	38	3,480
L Living Area	OVER Frame Overhang	38	3,480
P Porches, Patios, Decks	DECK Wood deck	616	16,318
L Living Area	AIR Air conditioning	330	1,003
L Living Area	AIR Air conditioning	175	532
L Living Area	AIR Air conditioning	38	116
L Living Area	AIR Air conditioning	38	116

Total additions 92,164

