

Property at 00533 WEST AVON ROAD

Prop ID 4520533

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Administrative Information

Owner name: GIBB THOMAS A III & KAREN L
 Second name:
 Address: 533 WEST AVON ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 4520533 Neigh.: Zone: Vol: 494 Page: 609

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 02-Apr-2004
Resident Land	.92	87,500				Sale price: 316,875
Resident Dwelling	1.00	330,980				Sale valid: Y
Resident Outbldg	3.00	47,600				Values
Resident Excess	.20	1,050				Mkt value :
Summary			Utilities		Sales ratios	
Total assessments	467,130		Water	Connecticut	Cost/sale :	2.1060
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	467,130		Gas	None	Assmt/sale:	1.4742

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	.200	7,500	1,500			1,500	1,050
Residual	8,712							
1.120 acres		Total land value		126,500	88,550			

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	03	Field Stone	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	
Heating System	02	Forced Hot Air	Full Baths	3
Fuel	02	Natural Gas	Half Baths	1
Attic	99	None	Addtn'l fixtures	2
Grade	40	B	Whirlpools	
Garage	32	Detached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	3
Bsmt Fin Qual	01	Unfinished	W/B openings	3
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1840	

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	540
Basement	Full		174,460
Heating	Yes	A/C Yes	5,070
Plumbing	3 F/B	1 H/B	2 Add'l fix.
Attic	None	Wh/p	Saunas
Additions		Attic size: 540	14,500
Other Features		WB Stks	363,040
Sub-Total			20,250
Grade	B	Factor 1.2600	577,320
CDU		C&D Factor 1.00	727,423
Depreciation		35 %	727,423
		Computed cost value @ 70%	472,825
			330,978

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	176	10,723
P Porches, Patios, Decks	FOFF Frame open first flo	256	15,597
L Living Area	FRFF Frame first floor	364	41,671
L Living Area	AIR Air conditioning	364	1,107
L Living Area	BSMT Basement addition	1,100	20,271
L Living Area	FRFF Frame first floor	1,100	125,929
L Living Area	AIR Air conditioning	1,100	3,344
L Living Area	FRFF Frame first floor	784	89,753
L Living Area	AIR Air conditioning	784	2,383
P Porches, Patios, Decks	FOFF Frame open first flo	140	8,530
L Living Area	FRUF Frame upper full	504	42,200
L Living Area	AIR Air conditioning	504	1,532
Total additions			363,040

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	30.00	2009	C	2,880	50	1,400
Utility Shed									
RP5 Pool w/ Gunite	18	32	576	110.5	2005	C	63,677	50	31,800
RG1 Frame or Con Block Detach Garage	26	38	988	55.95	0209	B	69,651	50	34,800
Value at 70%	47,600		Value at 100%		68,000				

