

Property at 00549 WEST AVON ROAD

Prop ID 4520549

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Administrative Information

Owner name: SANTIAGO JOANNE A
 Second name:
 Address: 549 WEST AVON ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 4520549 Neigh.: Zone: R30 Vol: 306 Page: 0186

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 04-May-1995
Resident Land	.92	87,500				Sale price: 255,000
Resident Outbldg	2.00	33,040				Sale valid: Y
Resident Dwelling	1.00	243,510				Values
Resident Excess	.11	580				Mkt value :
						Cost value: 520,900
Summary			Utilities		Sales ratios	
Total assessments	364,630		Water	Connecticut	Cost/sale :	2.0427
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	364,630		Gas	None	Assmt/sale:	1.4299

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	08	Raised Ranch		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	15
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	3
Fuel	02	Natural Gas	Half Baths	2
Attic	99	None	Addtn'l fixtures	Rec Room Size 1,200
Grade	33	C+	Whirlpools	Living area 2,417
Garage	22	Attached 2 car	Saunas	# Living Units 1
Area Over Gar.	03	Partial	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	04	Living Area w/o	W/B openings	3
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1972	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,430	234,680
Basement	Full				
Heating	Yes	A/C Yes			6,720
Plumbing	3 F/B	2 H/B	Add'l fix.	Wh/p	17,000
Attic	None		Attic size:		
Additions					194,709
Other Features		WB Stks	RR		42,425
Sub-Total					495,534
Grade	C+		Factor 1.0800		535,177
CDU			C&D Factor 1.00		535,177
Depreciation			35 %		347,865
			Computed cost value @ 70%		243,506

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	29	2,656
L Living Area	OVER Frame Overhang	20	1,832
P Porches, Patios, Decks	FOFF Frame open first flo	252	15,353
L Living Area	FRFF Frame first floor	464	53,119
L Living Area	BSMT Basement addition	464	8,551
P Porches, Patios, Decks	DECK Wood deck	180	4,768
L Living Area	FRFF Frame first floor	316	36,176
G Garages	FR Attached frame LE 65	616	26,747
G Garages	FSF Full-story fin o/gar	616	41,262
L Living Area	AIR Air conditioning	316	961
L Living Area	AIR Air conditioning	464	1,411
L Living Area	AIR Air conditioning	616	1,873
Total additions			194,709

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	20	40	800	110.5	2004	C	88,440	50	44,200
RS1 Frame Utility Shed	10	20	200	30.00	2009	C	6,000	50	3,000
Value at 70%	33,040						Value at 100%		47,200

