

Property at 00555 WEST AVON ROAD

Prop ID 4520555

Printed 07-Feb-2024 6:14 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: AMOROSO VICI J
 Second name:
 Address: 555 WEST AVON ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 4520555 Neigh.: Zone: R30 Vol: 702 Page: 719

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 03-Oct-2016
Resident Land	.92	87,500			Sale price: 273,000
Resident Outbldg	2.00	16,520			Sale valid:
Resident Dwelling	1.00	119,860			

Values

Resident Excess	.09	470	Mkt value :	
			Cost value:	320,500

Summary

Total assessments	224,350	Water Well	Cost/sale :	1.1740
Total exemptions		Sewer Septic	Mkt/sale :	
Net assessment	224,350	Gas None	Assmt/sale:	.8218

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	.090	7,500	675		675	473
Residual		3,920					

1.010 acres Total land value 125,675 87,973

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	01	Plaster	Garage cars	2
Floors	01	Hardwood	Bedrooms	
Heating System	01	Hot Water	Family Rooms	24
Fuel	01	Oil	Full Baths	1
Attic	99	None	Masonry trim sf	
Grade	30	C	Half Baths	1
Garage	32	Detached 2 car	Addn'l fixtures	1
Area Over Gar.	99	None	Whirlpools	
Basement	01	Full	Saunas	
Bsmt Fin Qual	01	Unfinished	M/F stacks	
Air Condition	99	None	W/B stacks	1
Interior Cond	05	Good	W/B openings	1
Exterior Cond	05	Good	Actual Year Built: 1947	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	169,150
Basement	Full		640	
Heating	Yes	A/C No		
Plumbing	1 F/B	1 H/B 1 Add'l fix.	Wh/p	4,000
Attic	None	Attic size:		
Additions				83,531
Other Features	WB Stks			6,750

Sub-Total		263,431
Grade C	Factor 1.0000	263,431
CDU	C&D Factor 1.00	263,431
Depreciation	35 %	171,230
	Computed cost value @ 70%	119,861

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	480	54,951
L Living Area	BSMT Basement addition	480	8,845
P Porches, Patios, Decks	FOFF Frame open first flo	150	9,139
P Porches, Patios, Decks	DECK Wood deck	400	10,596

Total additions 83,531

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	22	24	528	55.95		C	29,542	50	14,800
Block Detach Garage									
RS1 Frame			752	30.00		D	17,597	50	8,800
Utility Shed									
Value at 70%	16,520						Value at 100%		23,600

