

Property at 00563 WEST AVON ROAD

Prop ID 4520563

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Administrative Information

Owner name: ELLSWORTH JOHN C
 Second name:
 Address: 563 WEST AVON ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 4520563 Neigh.: Zone: R30 Vol: 262 Page: 354

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 23-Jun-1992
Resident Land	.69	87,500				Sale price: 175,000
Resident Outbldg	2.00	14,490				Sale valid:
Resident Dwelling	1.00	276,180				Values
						Mkt value :
Resident Excess	1.33	6,980				Cost value: 550,214
Summary			Utilities		Sales ratios	
Total assessments		385,150	Water	Well		Cost/sale : 3.1441
Total exemptions			Sewer	Septic		Mkt/sale :
Net assessment		385,150	Gas	CNG		Assmt/sale: 2.2009

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.690	125,000	125,000			125,000	87,500
Primary Site		30,056						
RES	12	1.330	7,500	9,975			9,975	6,983
Residual		57,935						
2.020 acres				Total land value			134,975	94,483

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	01	Plaster	Bedrooms	Unfinished area
Floors	01	Hardwood	Family Rooms	Dormer linear f
Heating System	01	Hot Water	Full Baths	2
Fuel	02	Natural Gas	Half Baths	1
Attic	02	Unfinished	Addtn'l fixtures	Rec Room Size
Grade	43	B+	Whirlpools	Living area 2,932
Garage	99	None	Saunas	# Living Units
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	2
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1860	

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				560	178,360
Basement	Full						
Heating	Yes	A/C No					
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas		8,500
Attic	Unfinished		Attic size: 560				9,452
Additions							244,067
Other Features		WB Stks					9,250
Sub-Total							449,629
Grade	B+		Factor 1.3500				606,999
CDU			C&D Factor 1.00				606,999
Depreciation			35 %				394,549
Computed cost value @ 70%							276,184

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	120	11,443
P Porches, Patios, Decks	FOFF Frame open first flo	240	14,622
L Living Area	FRFF Frame first floor	320	36,634
L Living Area	FRFF Frame first floor	242	27,704
L Living Area	FRUF Frame upper full	242	20,263
P Porches, Patios, Decks	FOFF Frame open first flo	250	15,232
P Porches, Patios, Decks	FEFF Frame enclosed first	160	15,258
L Living Area	FRFF Frame first floor	196	22,438
L Living Area	FRFF Frame first floor	406	46,479
L Living Area	FRUF Frame upper full	406	33,994
Total additions			244,067

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
AB1 Bank barn	24	30	720	65.80		D	36,953	50	18,500
RS1 Frame Utility Shed	12	16	192	30.00		D	4,493	50	2,200
			1						
Value at 70%			14,490				Value at 100%		20,700

