

Property at 00575 WEST AVON ROAD

Prop ID 4520575

Printed 07-Feb-2024 6:15 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MERRELL GREGORY JAMES AND
 Second name: BLISS VANESSA
 Address: 575 WEST AVON ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 4520575 Neigh.: Zone: R30 Vol: 776 Page: 1226

Assessments

Assmt category	Qty	Amount
Resident Land	.92	87,500
Resident Outbldg	1.00	980
Resident Dwelling	1.00	123,520

Exemptions

Exempt	Cat	Amount

Last sale

Sale date:
 Sale price:
 Sale valid: 08

Values

Mkt value :
 Cost value: 303,086

Summary

Total assessments	212,160
Total exemptions	
Net assessment	212,160

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale :
 Mkt/sale :
 Assmt/sale:

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	.030	7,500	225			225	158
Residual		1,307						

.950 acres Total land value 125,225 87,658

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	02	Cape	
Exterior Walls	04	Vinyl Siding	
Roof Material	01	Asphalt Shingles	
Roof Type	01	Gable	
Foundation	01	Poured Concrete	
Interior Walls	02	Drywall	
Floors	01	Hardwood	
Heating System	01	Hot Water	
Fuel	01	Oil	
Attic	99	None	
Grade	30	C	
Garage	22	Attached 2 car	
Area Over Gar.	99	None	
Basement	01	Full	
Bsmt Fin Qual	01	Unfinished	
Air Condition	99	None	
Interior Cond	05	Good	
Exterior Cond	05	Good	

Actual Year Built: 1970

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	219,560
Basement	Full		936	
Heating	Yes	A/C No		
Plumbing	2 F/B	H/B 2 Add'l fix.	Wh/p	Saunas 6,000
Attic	None	Attic size:		
Additions				36,665
Other Features		WB Stks		9,250

Sub-Total		271,475
Grade C	Factor 1.0000	271,475
CDU	C&D Factor 1.00	271,475
Depreciation	35 %	176,459
	Computed cost value @ 70%	123,521

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	528	23,314
P Porches, Patios, Decks	FEFF Frame enclosed first	140	13,351

Total additions 36,665

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	30.00		C	2,880	50	1,400
Utility Shed									

Value at 70% 980

Value at 100% 1,400

