

Property at 00632 WEST AVON ROAD

Prop ID 4520632

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Administrative Information

Owner name: FRADETTE COLBY A
 Second name:
 Address: 632 WEST AVON ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
 Lot: 4520632 Neigh.: Zone: R40 Vol: 758 Page: 322

Assessments

Assmt category	Qty	Amount
Resident Land	.92	87,500
Resident Dwelling	1.00	177,770
Resident Outbldg	1.00	980

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 19-Apr-2021
 Sale price: 385,000
 Sale valid:

Values

Mkt value :
 Cost value: 380,429

Summary

Total assessments	266,300
Total exemptions	
Net assessment	266,300

Utilities

Water	Connecticut
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : .9881
 Mkt/sale :
 Assmt/sale: .6917

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	.010	7,500	75			75	53
Residual	436							

.930 acres

Total land value

125,075

87,553

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	03	Garrison Colonia		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	3
Floors	07	Hardwood/Carpet	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	02	Natural Gas	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	33	C+	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1962

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				768	218,990
Basement	Full						
Heating	Yes	A/C	Yes				6,320
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas		8,500
Attic	None		Attic size:				
Additions							121,199
Other Features		WB Stks					6,750
Sub-Total							361,759
Grade	C+		Factor 1.0800				390,700
CDU			C&D Factor 1.00				390,700
Depreciation			35 %				253,955
Computed cost value @ 70%							177,769

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	32	2,931
P Porches, Patios, Decks	FOFF Frame open first flo	56	3,412
L Living Area	FRFF Frame first floor	286	32,742
G Garages	FR Attached frame LE 65	528	23,314
L Living Area	OVER Frame Overhang	32	2,931
L Living Area	AIR Air conditioning	286	869
L Living Area	FRFF Frame first floor	468	53,577
L Living Area	AIR Air conditioning	468	1,423

Total additions 121,199

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	30.00	1996	C	2,880	50	1,400
Utility Shed									
Value at 70%			980	Value at 100%			1,400		

