

Property at 00646 WEST AVON ROAD

Prop ID 4520646

Printed 07-Feb-2024 6:17 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: PATEL GAUTAMKUMAR M AND
 Second name: MANISHA G
 Address: 646 WEST AVON ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
 Lot: 4520646 Neigh.: Zone: R40 Vol: 671 Page: 914

Assessments

Assmt category	Qty	Amount
Resident Land	.92	87,500
Resident Dwelling	1.00	138,670

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 07-Mar-2014
 Sale price: 198,000
 Sale valid: 14

Values

Mkt value :
 Cost value: 325,200

Summary

Total assessments	227,640
Total exemptions	
Net assessment	227,640

Utilities

Water	Connecticut
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : 1.6424
 Mkt/sale :
 Assmt/sale: 1.1497

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	.280	7,500	2,100			2,100	1,470
Residual		12,197						

1.200 acres

Total land value

127,100

88,970

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	
Heating System	01	Hot Water	Family Rooms	30
Fuel	02	Natural Gas	Full Baths	2
Attic	99	None	Half Baths	
Grade	30	C	Addtn'l fixtures	
Garage	22	Attached 2 car	Whirlpools	
Area Over Gar.	99	None	Saunas	
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	02	Rec Room w/o air	W/B stacks	1
Air Condition	99	None	W/B openings	1
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1962	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	988	228,410
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas	5,000
Attic	None	Attic size:			
Additions					62,413
Other Features		WB Stks	RR		8,952

Sub-Total					304,775
Grade	C	Factor 1.0000			304,775
CDU		C&D Factor 1.00			304,775
Depreciation		35 %			198,104
		Computed cost value @ 70%			138,673

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	192	18,310
P Porches, Patios, Decks	DECK Wood deck	324	8,583
P Porches, Patios, Decks	FEFF Frame enclosed first	128	12,206
G Garages	FR Attached frame LE 65	528	23,314

Total additions 62,413

