

Property at 00676 WEST AVON ROAD

Prop ID 4520676

Printed 18-Dec-2025 8:59 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: SYLVESTER JOSHUA AND
 Second name: DELIVRON MEGAN
 Address: 676 WEST AVON ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 030 Clerk map:
 Lot: 4520676 Neigh.: Zone: R40 Vol: 806 Page: 776

Assessments

Assmt category	Qty	Amount
Resident Land	.92	87,500
Resident Dwelling	1.00	446,150
Resident Outbldg	2.00	14,000

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 20-Aug-2025
 Sale price: 415,000
 Sale valid: 1

Values

Assmt category	Qty	Amount	Mkt value	Cost value
Resident Excess	.68	3,570		787,457

Summary

Category	Value
Total assessments	551,220
Total exemptions	
Net assessment	551,220

Utilities

Utility	Value
Water Well	
Sewer Septic	
Gas CNG	

Sales ratios

Ratio	Value
Cost/sale	1.8975
Mkt/sale	
Assmt/sale	1.3282

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	.680	7,500	5,100			5,100	3,570
Residual		29,621						

1.600 acres

Total land value

130,100

91,070

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	02	Natural Gas	Half Baths	2
Attic	99	None	Addtn'l fixtures	2
Grade	37	B-	Whirlpools	
Garage	23	Attached 3 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	3
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	3
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1927	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,856	290,740
Basement	Full				
Heating	Yes	A/C Yes			8,310
Plumbing	2 F/B	2 H/B	2 Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		13,000
Additions					343,787
Other Features		WB Stks	RR		25,095
Sub-Total					680,932
Grade	B-		Factor 1.1700		796,690
CDU			C&D Factor 1.00		796,690
Depreciation			20 %		637,352
Computed cost value @ 70%					446,146

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	189	11,515
P Porches, Patios, Decks	FOFF Frame open first flo	224	13,647
P Porches, Patios, Decks	FEUF Frame enclosed upper	224	12,822
G Garages	FRL Attached frame GT 65	1,218	54,569
L Living Area	BSMT Basement addition	1,848	34,055
L Living Area	FRFF Frame first floor	1,848	211,561
L Living Area	AIR Air conditioning	1,848	5,618

Total additions 343,787

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	8	64	30.00		C	1,920	50	1,000
Utility Shed									
RP1 Pool w/ Plastic Linr	16	32	512	74.05	2001	C	37,914	50	19,000
Value at 70%					14,000	Value at 100%			
						20,000			

