

Property at 00690 WEST AVON ROAD

Prop ID 4520690

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Administrative Information

Owner name: HASKINS KEVIN J & NANCY G
 Second name:
 Address: 690 WEST AVON ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 030 Clerk map:
 Lot: 4520690 Neigh.: Zone: R40 Vol: 464 Page: 528

Assessments

Assmt category	Qty	Amount
Resident Land	.92	87,500
Resident Dwelling	1.00	180,620

Exemptions

Exempt	Cat	Amount
LBA	Volfire	31,250

Last sale

Sale date: 22-May-2003
 Sale price: 320,000
 Sale valid: Y

Values

Mkt value :
 Cost value: 383,029

Summary

Total assessments	268,120
Total exemptions	31,250
Net assessment	236,870

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.1970
 Mkt/sale :
 Assmt/sale: .8379

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						

.920 acres Total land value 125,000 87,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	09	Dutch Colonial		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	03	Gambrell		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	01	Plaster	Bedrooms	4
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addn'l fixtures	1
Grade	37	B-	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1950	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	860	236,950
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		9,000
Additions					86,594
Other Features		WB Stks			6,750

Sub-Total					339,294
Grade	B-	Factor 1.1700			396,974
CDU		C&D Factor 1.00			396,974
Depreciation		35 %			258,033
		Computed cost value @ 70%			180,623

Building additions

Category	Type	Area	Value
L Living Area	FRUF Frame upper full	400	33,492
G Garages	FR Attached frame LE 65	400	18,320
P Porches, Patios, Decks	UTIL Utility building	117	3,342
P Porches, Patios, Decks	UTIL Utility building	24	686
P Porches, Patios, Decks	DECK Wood deck	216	5,722
P Porches, Patios, Decks	DECK Wood deck	176	4,662
P Porches, Patios, Decks	FOFF Frame open first flo	90	5,483
P Porches, Patios, Decks	FOFF Frame open first flo	95	5,788
P Porches, Patios, Decks	BPAT Brick/flagstone pati	399	9,099

Total additions 86,594

