

Property at 00712 WEST AVON ROAD

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Prop ID 4520712

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Administrative Information

Owner name: THOMPSON DOUGLAS C
 Second name:
 Address: 712 WEST AVON ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 030 Clerk map: 88 001
 Lot: 4520712 Neigh.: Zone: R40 Vol: 444 Page: 611

Assessments

Assmt category	Qty	Amount
Resident Land	.92	87,500
Resident Dwelling	1.00	150,840
Resident Outbldg	6.00	47,460

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 18-Jan-1957
 Sale price:
 Sale valid:

Values

Mkt value :
 Cost value: 413,800

Summary

Total assessments	289,660
Total exemptions	
Net assessment	289,660

Utilities

Water	Well
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							
490	61	22,060	250	5,515			5,515	3,861
Pub Act 490	960,934							

22.980 acres Total land value 130,515 91,361

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	17	Old style		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	02	Hip		
Foundation	03	Field Stone		
Interior Walls	01	Plaster		
Floors	02	Softwood		
Heating System	01	Hot Water		
Fuel	02	Natural Gas		
Attic	99	None		
Grade	37	B-		
Garage	34	Detached 4 car		
Area Over Gar.	99	None		
Basement	01	Full		
Bsmt Fin Qual	01	Unfinished		
Air Condition	99	None		
Interior Cond	03	Fair		
Exterior Cond	03	Fair		

Actual Year Built: 1856

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	784	222,110
Basement	Full				
Heating	Yes	A/C No			
Plumbing	1 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas
Attic	None			Attic size:	4,000
Additions					126,232
Other Features		WB Stks			16,000
Sub-Total					368,342
Grade	B-	Factor 1.1700			430,960
CDU		C&D Factor 1.00			430,960
Depreciation		50 %			215,480
Computed cost value @ 70%					150,836

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	CNPY Canopy	48	1,017
P Porches, Patios, Decks	UTIL Utility building	167	4,770
P Porches, Patios, Decks	FOFF Frame open first flo	166	10,114
P Porches, Patios, Decks	FOFF Frame open first flo	160	9,748
L Living Area	FRFF Frame first floor	28	3,205
L Living Area	FRFF Frame first floor	432	49,456
L Living Area	FRUH Frame upper half	432	22,091
L Living Area	BSMT Basement addition	432	7,961
P Porches, Patios, Decks	FOFF Frame open first flo	140	8,530
P Porches, Patios, Decks	FOFF Frame open first flo	18	1,097
L Living Area	FRFF Frame first floor	72	8,243

Total additions 126,232

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con			792	55.95		C	44,312	75	11,100
Block Detach Garage									
AB1 Bank barn			3,426	65.80		C	225,431	90	22,500
RS1 Frame			594	30.00		C	17,820	90	1,800
Utility Shed									
RS1 Frame			1,672	30.00		C	50,160	90	5,000
Utility Shed									
Value at 70%	28,280						Value at 100%		40,400

