

Property at 00727 WEST AVON ROAD

Prop ID 4520727

Printed 07-Feb-2024 6:21 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MATTIOLI MARK
 Second name:
 Address: 727 WEST AVON ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 030 Clerk map:
 Lot: 4520727 Neigh.: Zone: R40 Vol: 571 Page: 606

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 28-Feb-2008
Resident Land	.92	87,500			Sale price: 266,500
Resident Outbldg	4.00	35,210			Sale valid: 07
Resident Dwelling	1.00	107,350			

Values

Resident Excess	.35	1,820	Mkt value :	
			Cost value:	331,257

Summary

Total assessments	231,880	Water Well	Cost/sale :	1.2430
Total exemptions		Sewer Septic	Mkt/sale :	
Net assessment	231,880	Gas None	Assmt/sale:	.8701

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	.346	7,500	2,595		2,595	1,817
Residual	15,072						

1.266 acres Total land value 127,595 89,317

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	17	Old style	
Exterior Walls	04	Vinyl Siding	
Roof Material	01	Asphalt Shingles	Story Height 1.5
Roof Type	01	Gable	
Foundation	03	Field Stone	Total Rooms 8
Interior Walls	01	Plaster	Garage cars 2
Floors	01	Hardwood	Bedrooms 4
Heating System	01	Hot Water	Family Rooms
Fuel	01	Oil	Full Baths 2
Attic	99	None	Masonry trim sf
Grade	40	B	Half Baths
Garage	22	Attached 2 car	Finish bsmt sz
Area Over Gar.	99	None	Addtn'l fixtures 1
Basement	01	Full	Living area 1,533
Bsmt Fin Qual	01	Unfinished	Whirlpools
Air Condition	99	None	Saunas
Interior Cond	03	Fair	# Living Units
Exterior Cond	03	Fair	

Actual Year Built: 1840

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area 638	168,810
Basement	Full			
Heating	Yes	A/C No		
Plumbing	2 F/B	H/B 1 Add'l fix.	Wh/p	Saunas 5,500
Attic	None	Attic size:		
Additions				123,228
Other Features		WB Stks		6,750
Sub-Total				304,288
Grade	B	Factor 1.2600		383,403
CDU		C&D Factor 1.00		383,403
Depreciation		60 %		153,361
		Computed cost value @ 70%		107,353

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	UTIL Utility building	384	10,968
G Garages	FR Attached frame LE 65	480	21,441
P Porches, Patios, Decks	FEFF Frame enclosed first	140	13,351
L Living Area	FRFF Frame first floor	350	40,068
L Living Area	UATT Unfinished attic	350	6,127
L Living Area	FRFF Frame first floor	66	7,556
L Living Area	FRFF Frame first floor	130	14,883
P Porches, Patios, Decks	FOFF Frame open first flo	145	8,834

Total additions 123,228

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	20	200	30.00		C	6,000	50	3,000
Utility Shed									
RS1 Frame	12	20	240	30.00		C	7,200	50	3,600
Utility Shed									
RS1 Frame	7	14	98	30.00		C	2,940	50	1,500
Utility Shed									
AB2 Flat barn			2,236	37.75		C	84,409	50	42,200
Value at 70%			35,210					Value at 100%	50,300

