# Town of Avon Residential Property Card

Property at 00745 WEST AVON ROAD | Prop ID 4520745 | Printed 07-Feb-2024 6:21 PM | Design and Layout (C) Right/Angles

## Administrative Information

Owner name: CONNELLAN ANNE M & KEVIN M
Second name:
Address: 745 WEST AVON ROAD
City/state: AVON CT Zip: 06001

## Location Information

Map: 030 Clerk map:
Lot: 4520745 Neigh.: Zone: R40 Vol: 567 Page: 974

### Assessments

| Assmt category | Qty | Amount |
|---|---|---|
| Resident Land | .92 | 87,500 |
| Resident Dwellng | 1.00 | 202,080 |
| Resident Outbldg | 1.00 | 7,350 |
| Resident Excess | .35 | 1,840 |

### Exemptions

| Exempt | Cat | Amount |
|---|---|---|

### Last sale

Sale date: 16-Nov-2007
Sale price: 308,000
Sale valid:

### Values

Mkt value :
Cost value: 426,814

### Summary

| | |
|---|---|
| Total assessments | 298,770 |
| Total exemptions | |
| Net assessment | 298,770 |

### Utilities

| | |
|---|---|
| Water | Well |
| Sewer | Septic |
| Gas | None |

### Sales ratios

Cost/sale : 1.3858
Mkt/sale :
Assmt/sale: .9700

## 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 | .350 | 7,500 | 2,625 | | 2,625 | 1,838 |
| Residual | | 15,246 | | | | | |
| | | 1.270 acres | | Total land value | | 127,625 | 89,338 |

## Residential Dwelling Information

| Subject | Code | Description |
|---|---|---|
| Style | 98 | Other |
| Exterior Walls | 01 | Clapboards |
| Roof Material | 01 | Asphalt Shingles |
| Roof Type | 01 | Gable |
| Foundation | 03 | Field Stone |
| Interior Walls | 01 | Plaster |
| Floors | 01 | Hardwood |
| Heating System | 05 | Electric B/B |
| Fuel | 03 | Electric |
| Attic | 99 | None |
| Grade | 37 | B- |
| Garage | 32 | Detached 2 car |
| Area Over Gar. | 99 | None |
| Basement | 01 | Full |
| Bsmt Fin Qual | 02 | Rec Room w/o air |
| Air Condition | 99 | None |
| Interior Cond | 05 | Good |
| Exterior Cond | 05 | Good |

Condominium

Story Height 1.0

| | | | |
|---|---|---|---|
| Total Rooms | 8 | Garage cars | 2 |
| Bedrooms | 4 | Unfinished area | |
| Family Rooms | | Dormer linear f | |
| Full Baths | 3 | Masonry trim sf | |
| Half Baths | | Finish bsmt sz | |
| Addtn'l fixtures | 1 | Rec Room Size | 280 |
| Whirlpools | | Living area | 2,376 |
| Saunas | | # Living Units | |
| M/F stacks | | | |
| W/B stacks | | | |
| W/B openings | | | |

Actual Year Built: 1932

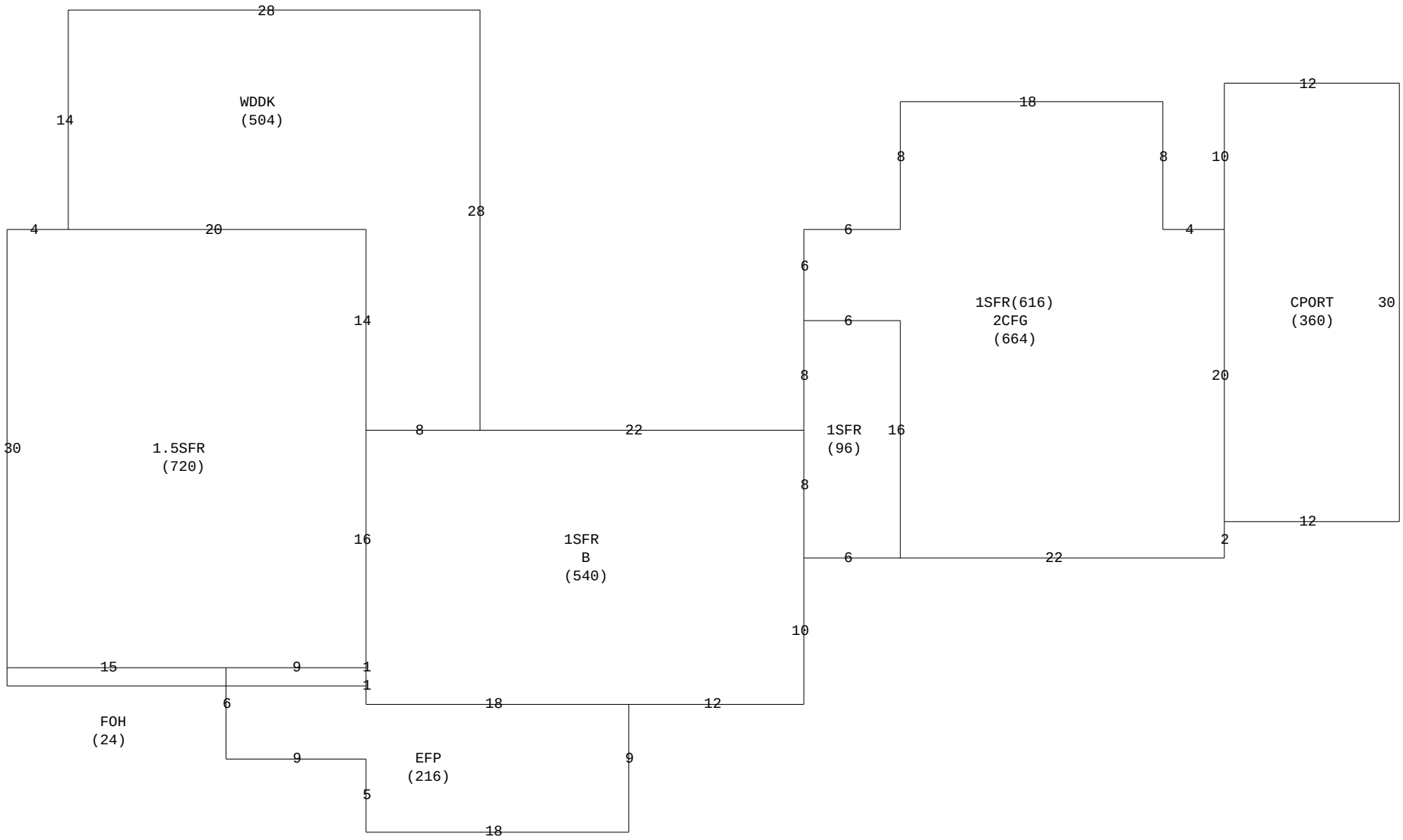
## Building Valuation Summary

| | | | | Area | |
|---|---|---|---|---|---|
| Dwelling | Frame | 1 story w/bsmt | | 540 | 117,560 |
| Basement | Full | | | | |
| Heating | Yes | A/C No | | | |
| Plumbing | 3 F/B | H/B 1 Add'l fix. | Wh/p | Saunas | 10,500 |
| Attic | None | Attic size: | | | |
| Additions | | | | | 245,368 |
| Other Features | | RR | | | 6,166 |
| Sub-Total | | | | | 379,594 |
| Grade | B- | Factor 1.1700 | | | 444,125 |
| CDU | | C&D Factor 1.00 | | | 444,125 |
| Depreciation | | 35 % | | | 288,681 |
| | | Computed cost value @ 70% | | | 202,077 |

## Building additions

| Category | | Type | | Area | Value |
|---|---|---|---|---|---|
| P | Porches, Patios, Decks | DECK | Wood deck | 504 | 13,351 |
| L | Living Area | FRFF | Frame first floor | 720 | 82,426 |
| L | Living Area | FRUH | Frame upper half | 720 | 36,818 |
| L | Living Area | OVER | Frame Overhang | 24 | 2,198 |
| P | Porches, Patios, Decks | FEFF | Frame enclosed first | 216 | 20,598 |
| L | Living Area | FRFF | Frame first floor | 96 | 10,990 |
| G | Garages | FRL | Attached frame GT 65 | 664 | 29,749 |
| G | Garages | FSF | Full-story fin o/gar | 616 | 41,262 |
| L | Living Area | AIR | Air conditioning | 616 | 1,873 |
| G | Garages | CRPT | Open carport | 360 | 6,103 |
| | | | Total additions | | 245,368 |

## Outbuilding Information

| Description | Wid | Len | Area | Rate | Year | Cnd | RCN | Depr | Value |
|---|---|---|---|---|---|---|---|---|---|
| RG1 Frame or Con | 20 | 24 | 480 | 55.95 | | D | 20,948 | 50 | 10,500 |
| Block Detach Garage | | | | | | | | | |
| Value at 70% | | | 7,350 | | | Value at 100% | | | 10,500 |

Property at 00745 WEST AVON ROAD Prop ID 4520745 Card 01 Scale: 1" = 9.85 feet