

Property at 00751 WEST AVON ROAD

Prop ID 4520751

Printed 05-Oct-2026 8:46 AM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: PETROW DANIEL PATRICK &  
 Second name: PETROW JENNIFER FORMELLA  
 Address: 751 WEST AVON ROAD  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 030 Clerk map:  
 Lot: 4520751 Neigh.: Zone: R40 Vol: 818 Page: 726

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .92  | 87,500  |
| Resident Dwelling | 1.00 | 149,850 |

## Exemptions

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

## Last sale

Sale date: 16-Sep-2026  
 Sale price: 560,000  
 Sale valid:

## Values

Mkt value :  
 Cost value: 343,271

## Summary

| Total assessments | 240,290 |  |
|-------------------|---------|--|
| Total exemptions  |         |  |
| Net assessment    | 240,290 |  |

## Utilities

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

## Sales ratios

Cost/sale : .6130  
 Mkt/sale :  
 Assmt/sale: .4291

## 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  | .560       | 7,500   | 4,200   |      |      | 4,200   | 2,940     |
| Residual     |     | 24,394     |         |         |      |      |         |           |

1.480 acres

Total land value

129,200

90,440

## Residential Dwelling Information

| Subject                 | Code | Description      | Condominium      |       |
|-------------------------|------|------------------|------------------|-------|
| Style                   | 08   | Raised Ranch     |                  |       |
| Exterior Walls          | 01   | Clapboards       |                  |       |
| Roof Material           | 01   | Asphalt Shingles | Story Height 1.0 |       |
| Roof Type               | 01   | Gable            |                  |       |
| Foundation              | 01   | Poured Concrete  | Total Rooms      | 7     |
| Interior Walls          | 02   | Drywall          | Garage cars      | 2     |
| Floors                  | 01   | Hardwood         | Bedrooms         | 3     |
| Heating System          | 02   | Forced Hot Air   | Unfinished area  |       |
| Fuel                    | 07   | Propane Gas      | Family Rooms     | 1     |
| Attic                   | 99   | None             | Dormer linear f  |       |
| Grade                   | 30   | C                | Full Baths       | 2     |
| Garage                  | 12   | Basement 2 car   | Masonry trim sf  |       |
| Area Over Gar.          | 01   | Fully Finished   | Half Baths       | 1     |
| Basement                | 01   | Full             | Finish bsmt sz   |       |
| Bsmt Fin Qual           | 03   | Rec Room W/ Air  | Addtn'l fixtures | 1     |
| Air Condition           | 01   | Central Air      | Rec Room Size    | 600   |
| Interior Cond           | 06   | Very Good        | Living area      | 1,312 |
| Exterior Cond           | 06   | Very Good        | Whirlpools       |       |
|                         |      |                  | # Living Units   |       |
|                         |      |                  | M/F stacks       |       |
|                         |      |                  | W/B stacks       | 1     |
|                         |      |                  | W/B openings     | 1     |
| Actual Year Built: 1968 |      |                  |                  |       |

## Building Valuation Summary

| Dwelling       | Frame | 1 story w/bsmt            | Area        |          |
|----------------|-------|---------------------------|-------------|----------|
| Basement       | Full  |                           | 1,312       | 219,150  |
| Heating        | Yes   | A/C Yes                   |             | 6,290    |
| Plumbing       | 2 F/B | 1 H/B 1 Add'l fix.        | Wh/p        | Saunas   |
| Attic          | None  |                           | Attic size: | 9,000    |
| Additions      |       |                           |             | 6,358    |
| Other Features |       | WB Stks                   | RR          | Bsmt Gar |
|                |       |                           |             | 26,787   |
| Sub-Total      |       |                           |             | 267,585  |
| Grade          | C     | Factor 1.0000             |             | 267,585  |
| CDU            |       | C&D Factor 1.00           |             | 267,585  |
| Depreciation   |       | 20 %                      |             | 214,068  |
|                |       | Computed cost value @ 70% |             | 149,848  |

## Building additions

| Category                 | Type           | Area | Value |
|--------------------------|----------------|------|-------|
| P Porches, Patios, Decks | DECK Wood deck | 240  | 6,358 |

Total additions 6,358

