

Property at 00756 WEST AVON ROAD

Prop ID 4520756

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Administrative Information

Owner name: CHILSON JOHN D AND
 Second name: NANCY F
 Address: 756 WEST AVON ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 030 Clerk map:
 Lot: 4520756 Neigh.: Zone: R40 Vol: 157 Page: 0978

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 10-Jun-1985
Resident Land	.92	87,500				Sale price: 140,000
Resident Dwelling	1.00	237,750				Sale valid:
Resident Outbldg	1.00	17,850				Values
						Mkt value :
Resident Excess	.86	4,520				Cost value: 496,600
Summary			Utilities		Sales ratios	
Total assessments		347,620	Water	Well	Cost/sale :	3.5471
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		347,620	Gas	None	Assmt/sale:	2.4830

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	.860	7,500	6,450			6,450	4,515
Residual		37,462						
1.780 acres				Total land value			131,450	92,015

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	42
Heating System	01	Hot Water	Full Baths	4
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	2
Grade	33	C+	Whirlpools	1
Garage	32	Detached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	01	Unfinished	W/B openings	2
Air Condition	01	Central Air	# Living Units	
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1950	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	376,050
Basement	Full		1,855	
Heating	Yes	A/C Yes		10,730
Plumbing	4 F/B	H/B 2 Add'l fix. 1 Wh/p	Saunas	18,500
Attic	None	Attic size:		
Additions				65,049
Other Features		WB Stks		13,500
Sub-Total				483,829
Grade	C+	Factor 1.0800		522,535
CDU		C&D Factor 1.00		522,535
Depreciation		35 %		339,648
		Computed cost value @ 70%		237,754

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	140	8,530
L Living Area	BSMT Basement addition	140	2,580
L Living Area	AIR Air conditioning	253	769
L Living Area	FRFF Frame first floor	253	28,964
L Living Area	BSMT Basement addition	253	4,662
P Porches, Patios, Decks	FEFF Frame enclosed first	128	12,206
P Porches, Patios, Decks	DECK Wood deck	277	7,338
Total additions			65,049

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	24	38	912	55.95		C	51,026	50	25,500
Block Detach Garage									
Value at 70%			17,850				Value at 100%		25,500

