

Property at 00762 WEST AVON ROAD

Prop ID 4520762

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Administrative Information

Owner name: NORFLEET GEORGE W JR &
Second name: CLARK-NORFLEET PAULETTE
Address: 762 WEST AVON ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 030 Clerk map:
Lot: 4520762 Neigh.: Zone: R40 Vol: 774 Page: 238

Assessments

Assmt category	Qty	Amount
Resident Land	.66	87,500
Resident Dwelling	1.00	152,010
Resident Outbldg	1.00	16,940

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 19-Apr-2022
Sale price: 405,000
Sale valid:

Values

Mkt value :
Cost value: 366,357

Summary

Total assessments	256,450
Total exemptions	
Net assessment	256,450

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .9046
Mkt/sale :
Assmt/sale: .6332

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.660	125,000	125,000			125,000	87,500
Primary Site		28,750						

.660 acres

Total land value

125,000

87,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	33	C+	Whirlpools	
Garage	32	Detached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	2
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1958	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,296	217,050
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		8,500
Additions					69,262
Other Features		WB Stks	RR		14,535
Sub-Total					309,347
Grade	C+		Factor 1.0800		334,095
CDU			C&D Factor 1.00		334,095
Depreciation			35 %		217,162
Computed cost value @ 70%					152,013

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	250	6,623
P Porches, Patios, Decks	FOFF Frame open first flo	36	2,193
L Living Area	FRFF Frame first floor	528	60,446

Total additions 69,262

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	24	36	864	55.95		C	48,341	50	24,200
Block Detach Garage									
Value at 70%									
			16,940	Value at 100%			24,200		

