

Property at 00772 WEST AVON ROAD

Prop ID 4520772

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Administrative Information

Owner name: SAKELLARIOS GEORGE & BEATRICE
 Second name:
 Address: 772 WEST AVON ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 029 Clerk map: 98 016
 Lot: 4520772 Neigh.: Zone: R40 Vol: 813 Page: 667

Assessments

Assmt category	Qty	Amount
Resident Land	.92	87,500
Resident Dwelling	1.00	322,580
Resident Outbldg	2.00	19,740

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 06-May-1986
 Sale price:
 Sale valid:

Values

Mkt value :
 Cost value: 623,329

Summary

Total assessments	436,330	
Total exemptions		
Net assessment	436,330	

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale :
 Mkt/sale :
 Assmt/sale:

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	1.239	7,500	9,293			9,293	6,505
Residual		53,971						

2.159 acres

Total land value

134,293

94,005

Residential Dwelling Information

Subject Code Description

Style	10	English Tudor
Exterior Walls	01	Clapboards
Roof Material	01	Asphalt Shingles
Roof Type	01	Gable
Foundation	01	Poured Concrete
Interior Walls	02	Drywall
Floors	07	Hardwood/Carpet
Heating System	01	Hot Water
Fuel	01	Oil
Attic	99	None
Grade	43	B+
Garage	22	Attached 2 car
Area Over Gar.	03	Partial
Basement	01	Full
Bsmt Fin Qual	01	Unfinished
Air Condition	01	Central Air
Interior Cond	05	Good
Exterior Cond	05	Good

Condominium

Story Height 1.5		
Total Rooms	8	Garage cars 2
Bedrooms	3	Unfinished area
Family Rooms	1	Dormer linear f
Full Baths	3	Masonry trim sf 752
Half Baths	2	Finish bsmt sz
Addtn'l fixtures	2	Rec Room Size
Whirlpools	1	Living area 3,256
Saunas		# Living Units
M/F stacks		
W/B stacks	2	
W/B openings	2	

Actual Year Built: 1985

Building Valuation Summary

			Area	
Dwelling	Frame	1 1/2 story w/bsmt	1,106	248,500
Basement	Full			
Heating	Yes	A/C Yes		7,140
Plumbing	3 F/B	2 H/B	2 Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Additions				222,785
Other Features	Mason Trim	WB Stks		26,238

Sub-Total		525,163
Grade	B+	Factor 1.3500
CDU		C&D Factor 1.00
Depreciation		35 %
		Computed cost value @ 70%
		322,582

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	676	30,286
G Garages	HSF Half-story fin o/gar	676	27,654
L Living Area	AIR Air conditioning	676	2,055
L Living Area	FRFF Frame first floor	490	56,096
L Living Area	BSMT Basement addition	490	9,030
L Living Area	AIR Air conditioning	490	1,490
L Living Area	FRFF Frame first floor	27	3,091
L Living Area	FRUF Frame upper full	27	2,261
L Living Area	AIR Air conditioning	54	164
P Porches, Patios, Decks	TERR Terrace	216	8,583
L Living Area	FRFF Frame first floor	477	54,607
L Living Area	FATT Full finished attic	477	17,228
L Living Area	BSMT Basement addition	477	8,790
L Living Area	AIR Air conditioning	477	1,450

Total additions 222,785

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	18	36	648	74.05	1987	C	47,984	50	24,000
RS1 Frame Utility Shed	14	20	280	30.00	1994	C	8,400	50	4,200

Value at 70% 19,740

Value at 100% 28,200

