

Property at 00773 WEST AVON ROAD

Prop ID 4520773

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

-Administrative Information-

Owner name: LOPATA SEAN &
Second name: LOPATA AUDREY-ANN SANDRA
Address: 773 WEST AVON ROAD
City/state: AVON CT

Zip: 06001

-Location Information-

Map: 029 Clerk map: 94 038
Lot: 4520773 Neigh.: Zone: R40 Vol: 818 Page: 937

Assessments

Assmt category	Qty	Amount
Resident Land	.92	87,500
Resident Dwelling	1.00	504,750
Resident Outbldg	1.00	23,800

-Exemptions-

Exempt	Cat	Amount
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-Last sale-

Sale date:	21-Sep-2026
Sale price:	1,125,000
Sale valid:	

—Values—

Mkt value :	
Cost value:	886,071

Summary

Total assessments	620,250
Total exemptions	
Net assessment	620,250

- Utilities

Water	Well
Sewer	Septic
Gas	None

- Sales ratios:

Cost/sale :	.7876
Mkt/sale :	
Assmt/sale:	.5513

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	.800	7,500	6,000		6,000	4,200
Residual		34,848					

1.720 acres	Total land value	131,000	91,700
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Residential Dwelling Information

Subject	Code	Description	Condominium		
Style	20	Modern Cape			
Exterior Walls	01	Clapboards			
Roof Material	01	Asphalt Shingles	Story Height 1.5		
Roof Type	01	Gable			
Foundation	01	Poured Concrete	Total Rooms	8	Garage cars
Interior Walls	02	Drywall	Bedrooms	4	Unfinished area
Floors	01	Hardwood	Family Rooms	1	Dormer linear f
Heating System	02	Forced Hot Air	Full Baths	3	Masonry trim sf
Fuel	07	Propane Gas	Half Baths	1	Finish bsmt sz
Attic	99	None	Addn'l fixtures	2	Rec Room Size
Grade	43	B+	Whirlpools		Living area
Garage	23	Attached 3 car	Saunas		# Living Units
Area Over Gar.	99	None	M/F stacks	1	
Basement	01	Full	W/B stacks		
Bsmt Fin Qual	01	Unfinished	W/B openings		
Air Condition	01	Central Air			
Interior Cond	05	Good			
Exterior Cond	05	Good	Actual Year Built: 2021		

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt			Area 2,046	408,580
Basement	Full					
Heating	Yes	A/C	Yes			11,650
Plumbing	3 F/B	1 H/B	2 Add'l fix.	Wh/p	Saunas	14,500
Attic	None	Attic size:				
Additions						96,395
Other Features	M Stks					3,000

Sub-Total		534,125
Grade B+	Factor 1.3500	721,069
CDU	C&D Factor 1.00	721,069
Depreciation	%	721,069
	Computed cost value @ 70%	504,748

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	925	41,442
P Porches, Patios, Decks	FOFF Frame open first flo	686	41,795
P Porches, Patios, Decks	BPAT Brick/flagstone pati	577	13,158

Total additions	96,395
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Outbuilding Information

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