

Property at 00785 WEST AVON ROAD

Prop ID 4520785

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Administrative Information

Owner name: MOULTON HOLLY W TRUSTEE
 Second name:
 Address: 785 WEST AVON ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 029 Clerk map: 94 038
 Lot: 4520785 Neigh.: Zone: R40 Vol: 715 Page: 726

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale
Resident Land	.92	87,500			Sale date: 18-Jul-1995
Resident Outbldg	1.00	1,470			Sale price: 235,000
Resident Dwelling	1.00	192,860			Sale valid:

Values

Assmt category	Qty	Amount	Exempt Cat	Amount	Values
Resident Excess	.54	2,840			Mkt value :
					Cost value: 406,671

Summary

Summary	Amount	Utilities	Sales ratios
Total assessments	284,670	Water Well	Cost/sale : 1.7305
Total exemptions		Sewer Septic	Mkt/sale :
Net assessment	284,670	Gas None	Assmt/sale: 1.2114

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	.540	7,500	4,050		4,050	2,835
Residual		23,522					

1.460 acres Total land value 129,050 90,335

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	02	Cape	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	Story Height 1.5
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 5
Interior Walls	01	Plaster	Garage cars 2
Floors	01	Hardwood	Bedrooms 2
Heating System	01	Hot Water	Unfinished area
Fuel	01	Oil	Family Rooms 30
Attic	99	None	Dormer linear f
Grade	40	B	Masonry trim sf
Garage	22	Attached 2 car	Finish bsmt sz
Area Over Gar.	99	None	Rec Room Size 444
Basement	01	Full	Living area 2,078
Bsmt Fin Qual	02	Rec Room w/o air	# Living Units 1
Air Condition	99	None	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1948

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	Value
Basement	Full		936	219,560
Heating	Yes	A/C No		
Plumbing	2 F/B	H/B 1 Add'l fix.	Wh/p	Saunas 5,500
Attic	None	Attic size:		
Additions				89,818
Other Features	WB Stks	RR		21,527

Sub-Total	Value
Grade B	336,405
CDU	Factor 1.2600 423,870
Depreciation	C&D Factor 1.00 423,870
	35 % 275,516
	Computed cost value @ 70% 192,861

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	462	20,739
L Living Area	FRFF Frame first floor	240	27,475
P Porches, Patios, Decks	F0FF Frame open first flo	56	3,412
L Living Area	FRFF Frame first floor	168	19,233
L Living Area	BSMT Basement addition	168	3,096
L Living Area	FRFF Frame first floor	32	3,663
L Living Area	BSMT Basement addition	32	590
G Garages	ATIC	462	8,514
L Living Area	ATIC	168	3,096

Total additions 89,818

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	14	140	30.00		C	4,200	50	2,100
Utility Shed									

Value at 70% 1,470

Value at 100% 2,100

