

Property at 00882 WEST AVON ROAD

Prop ID 4520882

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Administrative Information

Owner name: BUYSE PHILIP R &
Second name: SUSAN A
Address: 882 WEST AVON ROAD
City/state: AVON CT Zip: 06001

-Location Information-

Map: 029 Clerk map:
Lot: 4520882 Neigh.: Zone: R40 Vol: 246 Page: 602

Assessments

Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 17-May-1991
Resident Land	.92	87,500				Sale price: 169,500
Resident Outbldg	1.00	6,370				Sale valid:
Resident Dwelling	1.00	161,370				Values

-Exemptions-

Exempt	Cat	Amount
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-Last sale-

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Sale date: 17-May-1991
Sale price:      169,500
Sale valid:
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—Values:

Mkt value :
Cost value: 366,729

Summary

Total assessments	256,710	Water	Well	Cost/sale :	2.1636
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	256,710	Gas	CNG	Assmt/sale:	1.5145

Utilities

Water	Well
Sewer	Septic
Gas	CNG

- Sales ratios:

Cost/sale :	2.1636
Mkt/sale :	
Assmt/sale:	1.5145

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	.280	7,500	2,100		2,100	1,470
Residual		12,197					

1.200 acres	Total land value	127,100	8
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Residential Dwelling Information

Subject	Code	Description	Condominium			
Style	01	Ranch				
Exterior Walls	06	Brick				
Roof Material	01	Asphalt Shingles	Story Height 1.0			
Roof Type	02	Hip				
Foundation	01	Poured Concrete	Total Rooms	5	Garage cars	2
Interior Walls	02	Drywall	Bedrooms	4	Unfinished area	
Floors	01	Hardwood	Family Rooms		Dormer linear f	
Heating System	01	Hot Water	Full Baths	3	Masonry trim sf	
Fuel	02	Natural Gas	Half Baths		Finish bsmt sz	
Attic	99	None	Addtn'l fixtures	1	Rec Room Size	400
Grade	30	C	Whirlpools	1	Living area	1,928
Garage	22	Attached 2 car	Saunas		# Living Units	
Area Over Gar.	99	None	M/F stacks			
Basement	01	Full	W/B stacks			
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings			
Air Condition	99	None				
Interior Cond	05	Good				
Exterior Cond	05	Good	Actual Year Built: 1965			

Building Valuation Summary

Dwelling	Masonry	1 story w/bsmt			Area	
Basement	Full				1,220	211,440
Heating	Yes	A/C	No			
Plumbing	3 F/B	H/B	1 Add'l fix.	1 Wh/p	Saunas	13,000
Attic	None	Attic size:				
Additions						121,406
Other Features	RR					8,808

Sub-Total			354,654
Grade C	Factor	1.0000	354,654
CDU	C&D Factor	1.00	354,654
Depreciation		35 %	230,525
		Computed cost value @ 70%	161,368

Building additions

Category	Type	Area	Value
G Garages	MA Attached masonry LE	480	22,086
P Porches, Patios, Decks	FOFF Frame open first flo	12	731
L Living Area	FRFF Frame first floor	708	81,053
P Porches, Patios, Decks	DECK Wood deck	294	7,788
P Porches, Patios, Decks	FOFF Frame open first flo	160	9,748

Total additions	121,406
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Outbuilding Information

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