

Property at 00007 AVALON DRIVE

Prop ID 4890007

Printed 07-Feb-2024 8:38 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: AHMAD ZARYAB AND
Second name: SHAIKH AYESHA
Address: 7 AVALON DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map: 95 064
Lot: 4890007 Neigh.: Zone: R40 Vol: 769 Page: 1260

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	434,710

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 13-Dec-2021
Sale price: 750,000
Sale valid:

Values

Mkt value :
Cost value: 773,386

Summary

Total assessments	541,370
Total exemptions	
Net assessment	541,370

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.0312
Mkt/sale :
Assmt/sale: .7218

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	200,000	200,000		.25	150,000	105,000
Primary Site		40,075						
RES	12	.317	7,500	2,378			2,378	1,665
Residual		13,809						

1.237 acres

Total land value

152,378

106,665

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,588	379,130
Basement	Full			
Heating	Yes	A/C Yes		10,840
Plumbing	5 F/B	1 H/B 1 Add'l fix.	1 Wh/p	26,500
Attic	None	Attic size:		
Additions				107,776
Other Features	Mason Trim WB Stks M Stks RR			46,797

Sub-Total		571,043
Grade	A-	Factor 1.4500
CDU	C&D Factor 1.00	828,012
Depreciation	25 %	621,009
	Computed cost value @ 70%	434,706

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	880	39,426
G Garages	FSF Full-story fin o/gar	760	50,908
L Living Area	AIR Air conditioning	760	2,310
P Porches, Patios, Decks	DECK Wood deck	240	6,358
P Porches, Patios, Decks	FOFF Frame open first flo	84	5,118
P Porches, Patios, Decks	FOFF Frame open first flo	60	3,656

Total additions 107,776

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	5
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	47	A-	Full Baths	5
Garage	23	Attached 3 car	Masonry trim sf	560
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	1
Air Condition	01	Central Air	Rec Room Size	1,000
Interior Cond	06	Very Good	Whirlpools	1
Exterior Cond	06	Very Good	Living area	3,936
			# Living Units	1
			M/F stacks	1
			W/B stacks	1
			W/B openings	2
			Actual Year Built: 2002	

Scale: 1" = 7.84 feet