

Property at 00030 AVALON DRIVE

Prop ID 4890030

Printed 09-Sep-2026 3:19 PM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: TEFF CARISSA B & ADAM S  
 Second name:  
 Address: 30 AVALON DRIVE  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 006 Clerk map: 95 064  
 Lot: 4890030 Neigh.: Zone: R40 Vol: 817 Page: 878

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .74  | 140,000 |
| Resident Dwelling | 1.00 | 439,640 |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 15-Oct-2019  
 Sale price: 610,000  
 Sale valid:

## Values

Mkt value :  
 Cost value: 828,057

## Summary

|                   |         |
|-------------------|---------|
| Total assessments | 579,640 |
| Total exemptions  |         |
| Net assessment    | 579,640 |

## Utilities

| Water | Connecticut  |
|-------|--------------|
| Sewer | Public sewer |
| Gas   | CNG          |

## Sales ratios

Cost/sale : 1.3575  
 Mkt/sale :  
 Assmt/sale: .9502

## Land Information

| Type         | Use | Acres/SqFt | Rate    | Total   | Infl Fact | Value   | 70% Value |
|--------------|-----|------------|---------|---------|-----------|---------|-----------|
| PRIM         | 11  | .742       | 200,000 | 200,000 |           | 200,000 | 140,000   |
| Primary Site |     | 32,322     |         |         |           |         |           |

.742 acres Total land value 200,000 140,000

## Residential Dwelling Information

| Subject                 | Code | Description      | Condominium      |       |
|-------------------------|------|------------------|------------------|-------|
| Style                   | 19   | Modern Colonial  |                  |       |
| Exterior Walls          | 06   | Brick            |                  |       |
| 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         | 4     |
| 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       | 4     |
| Garage                  | 23   | Attached 3 car   | Half Baths       | 1     |
| Area Over Gar.          | 01   | Fully Finished   | Finish bsmt sz   |       |
| Basement                | 04   | Full with walk-o | Addn'l fixtures  | 3     |
| Bsmt Fin Qual           | 03   | Rec Room W/ Air  | Rec Room Size    | 1,010 |
| Air Condition           | 01   | Central Air      | Living area      | 4,024 |
| Interior Cond           | 05   | Good             | Whirlpools       | 1     |
| Exterior Cond           | 05   | Good             | Saunas           |       |
|                         |      |                  | # Living Units   |       |
|                         |      |                  | M/F stacks       |       |
|                         |      |                  | W/B stacks       | 3     |
|                         |      |                  | W/B openings     | 4     |
| Actual Year Built: 1995 |      |                  |                  |       |

## Building Valuation Summary

|                           |                |                 |               |         |
|---------------------------|----------------|-----------------|---------------|---------|
| Dwelling                  | Masonry        | 2 story w/bsmt  | Area<br>1,484 | 376,320 |
| Basement                  | Full with walk |                 |               |         |
| Heating                   | Yes            | A/C Yes         |               | 10,270  |
| Plumbing                  | 4 F/B          | 1 H/B           | 3 Add'l fix.  | 1 Wh/p  |
| Attic                     | None           |                 | Attic size:   | Saunas  |
| Additions                 |                |                 |               | 22,500  |
| Other Features            | WB Stks        | RR              |               | 161,622 |
|                           |                |                 |               | 48,061  |
| Sub-Total                 |                |                 |               | 618,773 |
| Grade                     | A-             | Factor 1.4500   |               | 897,221 |
| CDU                       |                | C&D Factor 1.00 |               | 897,221 |
| Depreciation              |                | 30 %            |               | 628,055 |
| Computed cost value @ 70% |                |                 |               | 439,639 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| G Garages                | FRL Attached frame GT 65  | 814  | 36,469 |
| G Garages                | FSF Full-story fin o/gar  | 688  | 46,085 |
| L Living Area            | AIR Air conditioning      | 688  | 2,092  |
| L Living Area            | BSMT Basement addition    | 368  | 6,782  |
| L Living Area            | FRFF Frame first floor    | 368  | 42,129 |
| L Living Area            | AIR Air conditioning      | 368  | 1,119  |
| P Porches, Patios, Decks | DECK Wood deck            | 326  | 8,636  |
| P Porches, Patios, Decks | FEFF Frame enclosed first | 192  | 18,310 |

Total additions 161,622

