

Property at 00031 AVALON DRIVE

Prop ID 4890031

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Administrative Information

Owner name: MORAIS ANA
Second name:
Address: 31 AVALON DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map: 95 064
Lot: 4890031 Neigh.: Zone: R40 Vol: 712 Page: 427

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 07-Aug-2017
Resident Land	.92	140,000				Sale price: 643,000
Resident Dwelling	1.00	538,700				Sale valid:
					Values	
Resident Excess	.44	2,310				Mkt value : Cost value: 972,871
Summary			Utilities		Sales ratios	
Total assessments	681,010		Water	Connecticut	Cost/sale :	1.5130
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	681,010		Gas	CNG	Assmt/sale:	1.0591

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	200,000	200,000			200,000	140,000
Primary Site		40,075						
RES	12	.439	7,500	3,293			3,293	2,305
Residual		19,123						
1.359 acres				Total land value			203,293	142,305

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	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	50	A	Full Baths	4
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	2
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	900
Interior Cond	06	Very Good	Whirlpools	1
Exterior Cond	06	Very Good	Living area	4,978
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	3
			W/B openings	5
			Actual Year Built: 1996	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt			Area	
Basement	Full				1,696	400,220
Heating	Yes	A/C	Yes			11,440
Plumbing	4 F/B	2 H/B	4 Add'l fix.	1 Wh/p	Saunas	26,500
Attic	None	Attic size:				
Additions						223,323
Other Features		WB Stks	RR			47,805
Sub-Total						709,288
Grade	A	Factor	1.5500			1,099,396
CDU		C&D Factor	1.00			1,099,396
Depreciation			30 %			769,577
			Computed cost value @ 70%			538,704

Building additions

Category	Type	Area	Value
L Living Area	BSMT Basement addition	570	10,504
L Living Area	FRFF Frame first floor	570	65,254
L Living Area	AIR Air conditioning	570	1,733
L Living Area	FRUF Frame upper full	320	26,794
L Living Area	AIR Air conditioning	320	973
P Porches, Patios, Decks	FOFF Frame open first flo	80	4,874
G Garages	FRL Attached frame GT 65	864	38,709
G Garages	FSF Full-story fin o/gar	696	46,621
P Porches, Patios, Decks	FOFF Frame open first flo	198	12,063
L Living Area	AIR Air conditioning	696	2,116
P Porches, Patios, Decks	BPAT Brick/flagstone pati	600	13,682
Total additions			223,323

