

Property at 00035 AVALON DRIVE

Prop ID 4890035

Printed 07-Feb-2024 8:40 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: CUSANO ROBERT N & MARIA C
 Second name:
 Address: 35 AVALON DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map: 95 064
 Lot: 4890035 Neigh.: Zone: R40 Vol: 644 Page: 577

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Dwelling	1.00	540,280

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 11-Aug-2008
 Sale price: 750,000
 Sale valid: 14

Values

Mkt value :
 Cost value: 973,786

Summary

Total assessments	681,650	
Total exemptions		
Net assessment	681,650	

Utilities

Water	Connecticut	
Sewer	Public sewer	
Gas	CNG	

Sales ratios

Cost/sale : 1.2984
 Mkt/sale :
 Assmt/sale: .9089

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	.261	7,500	1,958			1,958	1,371
Residual		11,369						

1.181 acres

Total land value

201,958

141,371

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles		
Roof Type	02	Hip		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	07	Hardwood/Carpet		
Heating System	02	Forced Hot Air		
Fuel	02	Natural Gas		
Attic	99	None		
Grade	50	A		
Garage	23	Attached 3 car		
Area Over Gar.	01	Fully Finished		
Basement	04	Full with walk-o		
Bsmt Fin Qual	02	Rec Room w/o air		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1996

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,864	433,030
Basement	Full with walk			
Heating	Yes	A/C Yes		12,360
Plumbing	4 F/B	2 H/B	4 Add'l fix.	1 Wh/p
Attic	None	Attic size:		
Other Features	WB Stks			253,820
	RR			40,367
Sub-Total				766,077
Grade	A	Factor 1.5500		1,187,419
CDU		C&D Factor 1.00		1,187,419
Depreciation		35 %		771,822
		Computed cost value @ 70%		540,275

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	1,062	47,580
G Garages	FSF Full-story fin o/gar	772	51,712
L Living Area	AIR Air conditioning	772	2,347
L Living Area	BSMT Basement addition	540	9,951
L Living Area	FRFF Frame first floor	540	61,820
L Living Area	AIR Air conditioning	540	1,642
L Living Area	BSMT Basement addition	233	4,294
L Living Area	FRFF Frame first floor	233	26,674
L Living Area	AIR Air conditioning	233	708
P Porches, Patios, Decks	DECK Wood deck	821	21,748
L Living Area	BSMT Basement addition	20	369
L Living Area	FRFF Frame first floor	20	2,290
L Living Area	BSMT Basement addition	20	369
L Living Area	FRFF Frame first floor	20	2,290
P Porches, Patios, Decks	FEFF Frame enclosed first	210	20,026

Total additions 253,820

