

Property at 00045 AVALON DRIVE

Prop ID 4890045

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Administrative Information

Owner name: MELENDEZ ELLIOT AND
 Second name: TACADENA-MELENDEZ LOVE JOY U
 Address: 45 AVALON DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map: 95 064
 Lot: 4890045 Neigh.: Zone: R40 Vol: 747 Page: 115

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Dwelling	1.00	523,530

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 02-Oct-2020
 Sale price: 810,000
 Sale valid:

Values

Mkt value :
 Cost value: 949,871

Summary

Total assessments	664,910
Total exemptions	
Net assessment	664,910

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.1727
 Mkt/sale :
 Assmt/sale: .8209

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	.262	7,500	1,965		1,965	1,376
Residual		11,413					

1.182 acres

Total land value

201,965

141,376

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles		
Roof Type	02	Hip	Story Height 2.0	
Foundation	01	Poured Concrete	Total Rooms	8
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	880
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	716
Interior Cond	06	Very Good	Whirlpools	1
Exterior Cond	06	Very Good	Living area	4,820
			# Living Units	
			Actual Year Built: 1997	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,687	398,460
Basement	Full with walk				
Heating	Yes	A/C Yes			11,390
Plumbing	4 F/B	1 H/B	2 Add'l fix.	1 Wh/p	22,000
Attic	None	Attic size:			
Additions					206,102
Other Features	Mason Trim	WB Stks	RR		51,350
Sub-Total					689,302
Grade	A	Factor 1.5500			1,068,418
CDU		C&D Factor 1.00			1,068,418
Depreciation		30 %			747,893
Computed cost value @ 70%					523,525

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	64	7,327
L Living Area	BSMT Basement addition	64	1,179
L Living Area	AIR Air conditioning	64	195
P Porches, Patios, Decks	FOFF Frame open first flo	88	5,361
L Living Area	OVER Frame Overhang	20	1,832
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924
L Living Area	FRFF Frame first floor	80	9,158
L Living Area	BSMT Basement addition	80	1,474
L Living Area	AIR Air conditioning	80	243
G Garages	FRL Attached frame GT 65	816	36,558
G Garages	FSF Full-story fin o/gar	736	49,300
L Living Area	AIR Air conditioning	736	2,237
L Living Area	FRFF Frame first floor	528	60,446
L Living Area	BSMT Basement addition	528	9,730
L Living Area	AIR Air conditioning	528	1,605
L Living Area	FRFF Frame first floor	18	2,061
L Living Area	BSMT Basement addition	18	332
L Living Area	AIR Air conditioning	38	116
P Porches, Patios, Decks	BPAT Brick/flagstone pati	615	14,024
Total additions			206,102

