

Property at 00046 AVALON DRIVE

Prop ID 4890046

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Administrative Information

Owner name: YAO XIMING & WANG JUN
 Second name:
 Address: 46 AVALON DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map: 95 064
 Lot: 4890046 Neigh.: Zone: R40 Vol: 697 Page: 820

Assessments

Assmt category	Qty	Amount
Resident Land	.69	140,000
Resident Dwelling	1.00	530,510

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 06-Jun-2016
 Sale price: 725,000
 Sale valid:

Values

Mkt value :
 Cost value: 957,871

Summary

Total assessments	670,510
Total exemptions	
Net assessment	670,510

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.3212
 Mkt/sale :
 Assmt/sale: .9248

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.690	200,000	200,000			200,000	140,000
Primary Site		30,056						

.690 acres

Total land value

200,000

140,000

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	12	Brick Veneer		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	10
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	50	A	Full Baths	4
Garage	23	Attached 3 car	Half Baths	2
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	1,022
Air Condition	01	Central Air	Living area	4,830
Interior Cond	06	Very Good	Whirlpools	1
Exterior Cond	06	Very Good	Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	3
			W/B openings	4
Actual Year Built: 1996				

Building Valuation Summary

Dwelling	Masonry	2 story w/bsmt	Area	2,003	482,620
Basement	Full with walk				
Heating	Yes	A/C Yes			13,130
Plumbing	4 F/B	2 H/B	3 Add'l fix.	1 Wh/p	26,000
Attic	None		Attic size:		
Additions					128,384
Other Features		WB Stks	RR		48,362
Sub-Total					698,496
Grade	A	Factor 1.5500			1,082,669
CDU		C&D Factor 1.00			1,082,669
Depreciation		30 %			757,868
Computed cost value @ 70%					530,508

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	1,022	45,788
G Garages	FSF Full-story fin o/gar	554	37,109
L Living Area	AIR Air conditioning	554	1,684
P Porches, Patios, Decks	DECK Wood deck	272	7,205
L Living Area	BSMT Basement addition	234	4,312
L Living Area	FRFF Frame first floor	234	26,789
L Living Area	AIR Air conditioning	234	711
L Living Area	BSMT Basement addition	18	332
L Living Area	FRFF Frame first floor	18	2,061
L Living Area	BSMT Basement addition	18	332
L Living Area	FRFF Frame first floor	18	2,061

Total additions 128,384

