

Property at 00049 AVALON DRIVE

Prop ID 4890049

Printed 23-Jul-2026 11:55 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: ISLAM WASEEM & AMENA
 Second name:
 Address: 49 AVALON DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map: 95 064
 Lot: 4890049 Neigh.: Zone: R40 Vol: 809 Page: 443

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Dwelling	1.00	485,790

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 17-Nov-2025
 Sale price: 1,050,000
 Sale valid:

Values

Mkt value :
 Cost value: 896,114

Summary

Total assessments	627,280
Total exemptions	
Net assessment	627,280

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : .8534
 Mkt/sale :
 Assmt/sale: .5974

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	.283	7,500	2,123		2,123	1,486
Residual		12,327					

1.203 acres

Total land value

202,123

141,486

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	402,170
Basement	Full		1,706	
Heating	Yes	A/C Yes		11,490
Plumbing	3 F/B	2 H/B 3 Add'l fix.	1 Wh/p	21,000
Attic	None	Attic size:		
Additions				136,168
Other Features	Mason Trim WB Stks M Stks			26,154

Sub-Total		596,982
Grade A	Factor 1.5500	925,322
CDU	C&D Factor 1.00	925,322
Depreciation	25 %	693,992
	Computed cost value @ 70%	485,794

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	748	33,512
G Garages	FSF Full-story fin o/gar	700	46,889
L Living Area	AIR Air conditioning	700	2,128
P Porches, Patios, Decks	FOFF Frame open first flo	66	4,021
L Living Area	BSMT Basement addition	288	5,307
L Living Area	FRFF Frame first floor	288	32,971
L Living Area	AIR Air conditioning	288	876
L Living Area	OVER Frame Overhang	26	2,381
L Living Area	AIR Air conditioning	26	79
P Porches, Patios, Decks	BPAT Brick/flagstone pati	351	8,004

Total additions 136,168

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	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 10 Garage cars 3
Interior Walls	02	Drywall	Bedrooms 5 Unfinished area
Floors	07	Hardwood/Carpeti	Family Rooms 1 Dormer linear f
Heating System	07	Hydro Air	Full Baths 3 Masonry trim sf 688
Fuel	02	Natural Gas	Half Baths 2 Finish bsmt sz
Attic	99	None	Addtn'l fixtures 3 Rec Room Size
Grade	50	A	Whirlpools 1 Living area 4,426
Garage	23	Attached 3 car	Saunas # Living Units 1
Area Over Gar.	01	Fully Finished	M/F stacks 2
Basement	01	Full	W/B stacks 2
Bsmt Fin Qual	01	Unfinished	W/B openings
Air Condition	01	Central Air	
Interior Cond	06	Very Good	
Exterior Cond	06	Very Good	Actual Year Built: 2001

