

Property at 00052 AVALON DRIVE

Prop ID 4890052

Printed 07-Feb-2024 8:41 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: SPIRO LISA B
 Second name:
 Address: 52 AVALON DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map: 95 064
 Lot: 4890052 Neigh.: Zone: R40 Vol: 764 Page: 1271

Assessments

Assmt category	Qty	Amount
Resident Land	.69	140,000
Resident Dwelling	1.00	398,860

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 06-Apr-2015
 Sale price: 710,000
 Sale valid:

Values

Mkt value :
 Cost value: 769,800

Summary

Total assessments	538,860
Total exemptions	
Net assessment	538,860

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.0842
 Mkt/sale :
 Assmt/sale: .7590

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	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	47	A-	Full Baths	3
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	2
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	728
Interior Cond	06	Very Good	Whirlpools	1
Exterior Cond	06	Very Good	Living area	3,894
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	3
			Actual Year Built: 1998	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,610	383,420
Basement	Full with walk				
Heating	Yes	A/C Yes			10,960
Plumbing	3 F/B	2 H/B	3 Add'l fix.	1 Wh/p	21,000
Attic	None	Attic size:			
Additions					111,749
Other Features		WB Stks	RR		34,244

Sub-Total					561,373
Grade	A-	Factor 1.4500			813,991
CDU		C&D Factor 1.00			813,991
Depreciation		30 %			569,794
		Computed cost value @ 70%			398,856

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	54	4,946
L Living Area	AIR Air conditioning	54	164
G Garages	FRL Attached frame GT 65	780	34,946
G Garages	FSF Full-story fin o/gar	396	26,526
L Living Area	AIR Air conditioning	396	1,204
P Porches, Patios, Decks	DECK Wood deck	510	13,510
L Living Area	FRFF Frame first floor	224	25,644
L Living Area	BSMT Basement addition	224	4,128
L Living Area	AIR Air conditioning	224	681

Total additions 111,749

