

Property at 00055 AVALON DRIVE

Prop ID 4890055

Printed 07-Feb-2024 8:42 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: CORAN EDWARD A & ROBYN D
 Second name:
 Address: 55 AVALON DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map: 95 064
 Lot: 4890055 Neigh.: Zone: R40 Vol: 555 Page: 1111

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Dwelling	1.00	521,560

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 01-Mar-2007
 Sale price: 800,000
 Sale valid: Y

Values

Mkt value :
 Cost value: 949,086

Summary

Total assessments	664,360
Total exemptions	
Net assessment	664,360

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.1864
 Mkt/sale :
 Assmt/sale: .8305

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	.533	7,500	3,998			3,998	2,799
Residual		23,217						

1.453 acres

Total land value

203,998

142,799

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	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	01	Full		
Bsmt Fin Qual	03	Rec Room W/ Air		
Air Condition	01	Central Air		
Interior Cond	06	Very Good		
Exterior Cond	06	Very Good		

Actual Year Built: 1996

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt				Area	
Basement	Full					1,773	415,250
Heating	Yes	A/C Yes					11,860
Plumbing	4 F/B	2 H/B	4 Add'l fix.	1 Wh/p	Saunas		26,500
Attic	None	Attic size:					
Additions							176,592
Other Features	Mason Trim	WB Stks	RR				56,512

Sub-Total				686,714
Grade	A	Factor 1.5500		1,064,407
CDU		C&D Factor 1.00		1,064,407
Depreciation		30 %		745,085
		Computed cost value @ 70%		521,560

Building additions

Category	Type	Area	Value
L Living Area	FRUF Frame upper full	96	8,038
L Living Area	AIR Air conditioning	96	292
P Porches, Patios, Decks	FOFF Frame open first flo	96	5,849
L Living Area	FRFF Frame first floor	16	1,832
G Garages	FRL Attached frame GT 65	848	37,992
G Garages	FSF Full-story fin o/gar	490	32,822
L Living Area	AIR Air conditioning	490	1,490
L Living Area	OVER Frame Overhang	28	2,564
L Living Area	AIR Air conditioning	44	134
P Porches, Patios, Decks	BPAT Brick/flagstone pati	462	10,535
L Living Area	FRFF Frame first floor	552	63,194
L Living Area	AIR Air conditioning	552	1,678
L Living Area	BSMT Basement addition	552	10,172

Total additions 176,592

