

Property at 00023 PARKER ROAD

Prop ID 4960023

Printed 04-Apr-2025 2:14 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: ARGAY FRANCES E TRUSTEE
 Second name:
 Address: 23 PARKER ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 4960023 Neigh.: Zone: R40 Vol: 801 Page: 1123

Assessments

Assmt category	Qty	Amount
Resident Land	.92	175,000
Resident Dwelling	1.00	789,120

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 05-Nov-2003
 Sale price: 1,330,000
 Sale valid:

Values

Mkt value :
 Cost value: 1,380,943

Summary

Total assessments	966,660
Total exemptions	
Net assessment	966,660

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.0383
 Mkt/sale :
 Assmt/sale: .7268

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	250,000	250,000			250,000	175,000
Primary Site		40,075						
RES	12	.483	7,500	3,623			3,623	2,536
Residual		21,039						

1.403 acres

Total land value

253,623

177,536

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	585,940
Basement	Full with walk		2,647	
Heating	Yes	A/C Yes		16,670
Plumbing	5 F/B	2 H/B	4 Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Additions				121,681
Other Features	Mason Trim	WB Stks	RR	103,118

Sub-Total	858,909
Grade AA-	Factor 1.7500
CDU	C&D Factor 1.00
Depreciation	25 %
	Computed cost value @ 70%
	789,123

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	1,014	45,429
G Garages	FSF Full-story fin o/gar	624	41,798
L Living Area	AIR Air conditioning	624	1,897
P Porches, Patios, Decks	FOFF Frame open first flo	80	4,874
P Porches, Patios, Decks	FOFF Frame open first flo	90	5,483
P Porches, Patios, Decks	DECK Wood deck	560	14,834
P Porches, Patios, Decks	BPAT Brick/flagstone pati	323	7,366

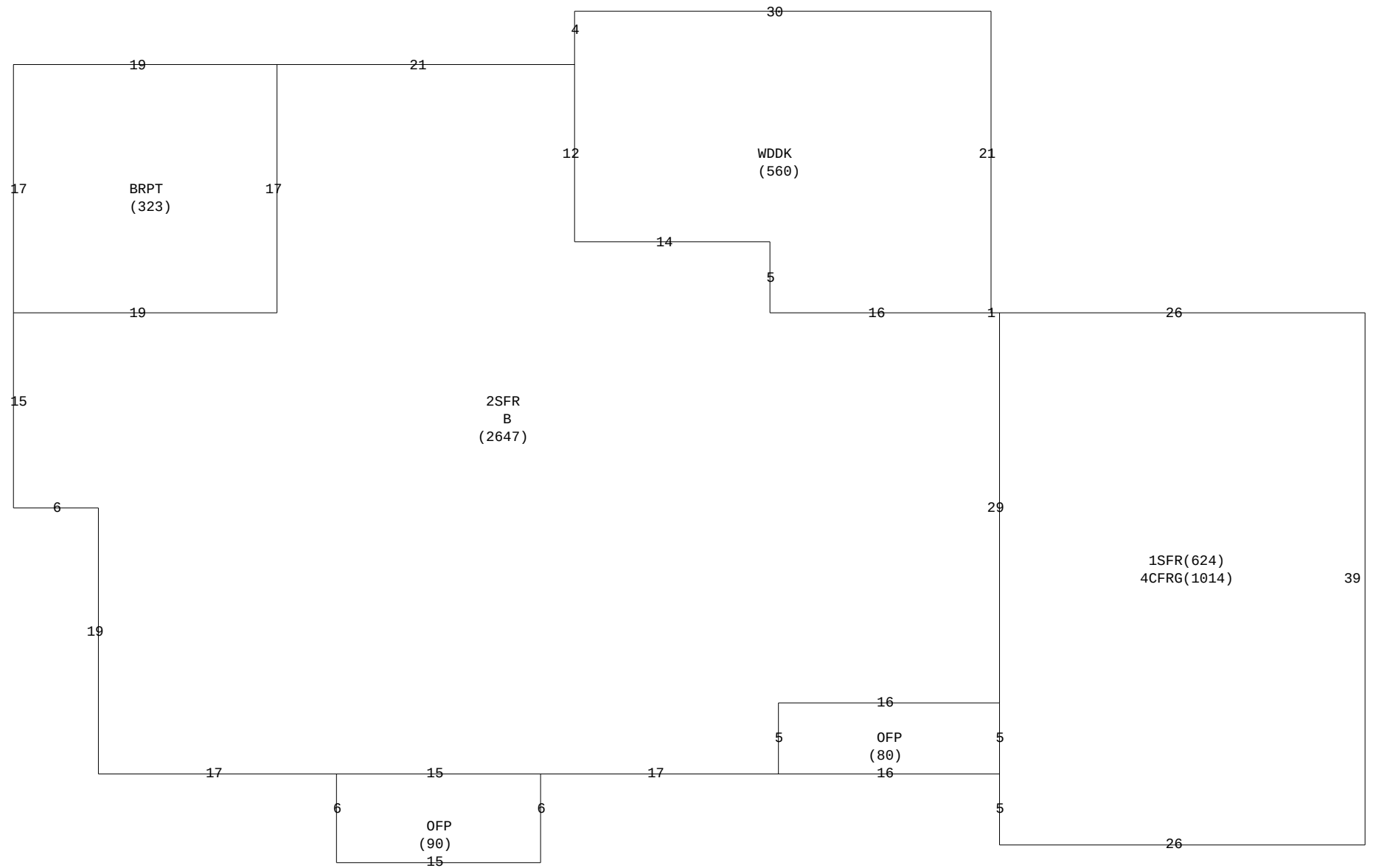
Total additions 121,681

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	
Foundation	01	Poured Concrete	
Interior Walls	02	Drywall	
Floors		Unknown	
Heating System	02	Forced Hot Air	
Fuel	02	Natural Gas	
Attic	99	None	
Grade	57	AA-	
Garage	24	Attached 4 car	
Area Over Gar.	01	Fully Finished	
Basement	04	Full with walk-o	
Bsmt Fin Qual	03	Rec Room W/ Air	
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	

Actual Year Built: 2002

Scale: 1" = 10.17 feet



SNUFFLE TRUST DTD 3-25-25 V801 P1123 3-27-25