

Property at 00040 PARSONS WAY

LT13

Prop ID 6190040

Printed 06-Aug-2026 3:18 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: DWECK ROSEBELLE & ROBERT
 Second name:
 Address: 40 PARSONS WAY
 City/state: AVON CT Zip: 06001

Location Information

Map: 015 Clerk map:
 Lot: 6190040 Neigh.: Zone: RU2A Vol: 816 Page: 569

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	3,378	728,700
Basement	Full with walk				
Heating	Yes	A/C Yes			20,700
Plumbing	6 F/B	2 H/B	6 Add'l fix.	3 Wh/p	Saunas 42,500
Attic	Unfinished		Attic size: 1,400		17,896
Additions					585,642
Other Features		WB Stks			18,500
Sub-Total					1,413,938
Grade	AA-	Factor 1.7500			2,474,392
CDU		C&D Factor 1.00			2,474,392
Depreciation		20 %			1,979,514
Computed cost value @ 70%					1,385,660

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 17-Jul-2026
Resident Land	2.00	140,000				Sale price: 2,350,000
Resident Dwelling	1.00	1,385,660				Sale valid:
Resident Outbldg	1.00	34,790				Values
Resident Excess	1.40	3,680				Mkt value :
Summary			Utilities		Sales ratios	
Total assessments		1,564,130	Water	Well	Cost/sale :	.9508
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		1,564,130	Gas	None	Assmt/sale:	.6656

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	2.000	200,000	200,000			200,000	140,000
Primary Site		87,120						
RES	12	1.400	7,500	10,500	.50		5,250	3,675
Residual		60,984						
3.400 acres		Total land value		205,250			143,675	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	98	Other		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Bedrooms	5
Floors	01	Hardwood	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	6
Fuel	07	Propane Gas	Half Baths	2
Attic	02	Unfinished	Addtn'l fixtures	6
Grade	57	AA-	Whirlpools	3
Garage	24	Attached 4 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	2
Bsmt Fin Qual	01	Unfinished	W/B openings	4
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 2007	

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	675	30,241
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P Porches, Patios, Decks	FEFF Frame enclosed first	1,810	172,605
L Living Area	BSMT Basement addition	1,811	33,373
L Living Area	FRFF Frame first floor	1,811	207,325
L Living Area	AIR Air conditioning	1,811	5,505
L Living Area	BSMT Basement addition	110	2,027
L Living Area	FRFF Frame first floor	110	12,593
L Living Area	AIR Air conditioning	110	334
P Porches, Patios, Decks	DECK Wood deck	520	13,775
P Porches, Patios, Decks	DECK Wood deck	667	17,669
L Living Area	BSMT Basement addition	441	8,127
L Living Area	FRFF Frame first floor	441	50,486
L Living Area	AIR Air conditioning	441	1,341

Total additions 585,642

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
IP1 Indoor pool	12	75	900	110.5	2007	C	99,495	50	49,700
Value at 70%		34,790	Value at 100%		49,700				

