Town of Avon Residential Property Card

Property at 00041 PARSONS WAY LT7 Prop ID 6190041 Printed 08-Feb-2024 10:17 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MCNEILL IAN THOMAS & ROCHELLE
Second name:
Address: 41 PARSONS WAY
City/state: AVON CT Zip: 06001

Location Information

Map: 015 Clerk map:
Lot: 6190041 Neigh.: Zone: RU2A Vol: 766 Page: 1083

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	140,000
Resident Dwellng	1.00	541,000

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 30-Sep-2021
Sale price: 1,123,000
Sale valid:

Values

Mkt value :
Cost value: 972,857

Summary

Total assessments	681,000
Total exemptions	
Net assessment	681,000

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .8663
Mkt/sale :
Assmt/sale: .6064

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	2.001	200,000	200,000		200,000	140,000
Primary Site		87,164					
		2.001 acres		Total land value		200,000	140,000

Residential Dwelling Information

Subject	Code	Description
Style	19	Modern Colonial
Exterior Walls	01	Clapboards
Roof Material	01	Asphalt Shingles
Roof Type	01	Gable
Foundation	01	Poured Concrete
Interior Walls	02	Drywall
Floors	07	Hardwood/Carpeti
Heating System	02	Forced Hot Air
Fuel	07	Propane Gas
Attic	99	None
Grade	47	A-
Garage	23	Attached 3 car
Area Over Gar.	01	Fully Finished
Basement	04	Full with walk-o
Bsmt Fin Qual	01	Unfinished
Air Condition	01	Central Air
Interior Cond	05	Good
Exterior Cond	05	Good

Condominium

Story Height 2.0

Total Rooms	8	Garage cars	3
Bedrooms	4	Unfinished area	
Family Rooms	1	Dormer linear f	
Full Baths	4	Masonry trim sf	
Half Baths	1	Finish bsmt sz	
Addtn'l fixtures	4	Rec Room Size	
Whirlpools		Living area	4,142
Saunas		# Living Units	1
M/F stacks	1		
W/B stacks			
W/B openings			

Actual Year Built: 2020

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	1,555	372,680
Basement	Full with walk			
Heating	Yes	A/C Yes		10,660
Plumbing	4 F/B 1 H/B 4 Add'l fix. Wh/p Saunas			20,500
Attic	None	Attic size:		
Additions				154,214
Other Features		M Stks		3,000
Sub-Total				561,054
Grade	A-	Factor 1.4500		813,528
CDU		C&D Factor 1.00		813,528
Depreciation		5 %		772,852
		Computed cost value @ 70%		540,996

Building additions

Category		Type		Area	Value
G	Garages	FRL	Attached frame GT 65	840	37,634
G	Garages	FSF	Full-story fin o/gar	672	45,013
L	Living Area	AIR	Air conditioning	672	2,043
P	Porches, Patios, Decks	FOFF	Frame open first flo	236	14,379
L	Living Area	BSMT	Basement addition	180	3,317
L	Living Area	FRFF	Frame first floor	180	20,607
L	Living Area	AIR	Air conditioning	180	547
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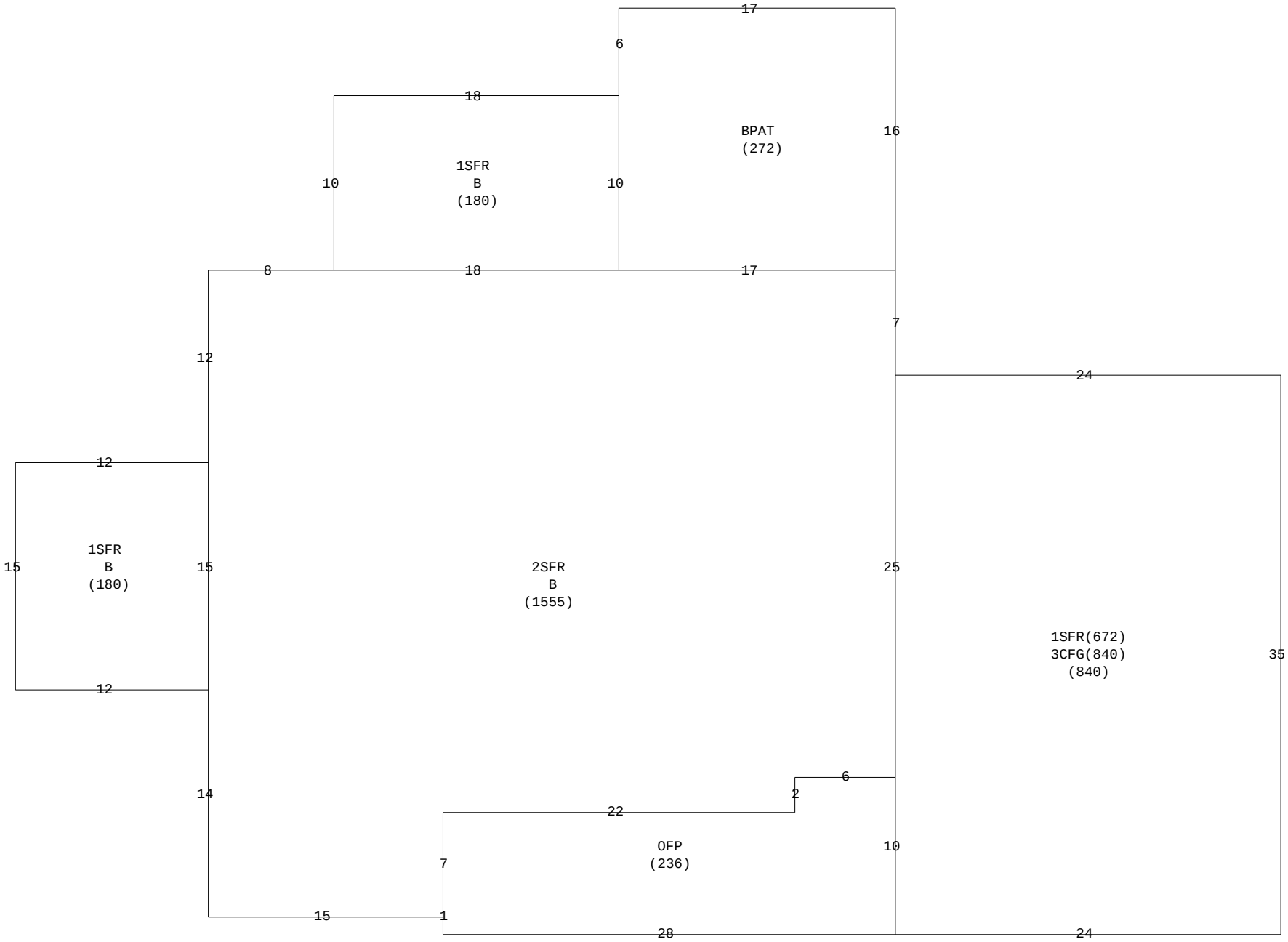
L	Living Area	FRFF	Frame first floor	180	20,607
L	Living Area	AIR	Air conditioning	180	547
P	Porches, Patios, Decks	BPAT	Brick/flagstone pati	272	6,203
			Total additions		154,214

Property at 00041 PARSONS WAY LT7 Prop ID 6190041 Card 01 Scale: 1" = 8.75 feet