

Property at 00037 ARLINGTON DRIVE

Prop ID 6260037

Printed 20-Aug-2026 11:11 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: SZYKOWNY MICHAEL A AND
 Second name: MELISSA C
 Address: 37 ARLINGTON DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 022 Clerk map:
 Lot: 6260037 Neigh.: BH Zone: R30 Vol: 589 Page: 1123

Assessments

Assmt category	Qty	Amount
Resident Land	.47	122,500
Resident Dwelling	1.00	341,270
Resident Outbldg	1.00	13,160

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 21-May-2009
 Sale price: 585,000
 Sale valid:

Values

Mkt value :
 Cost value: 681,329

Summary

Total assessments	476,930
Total exemptions	
Net assessment	476,930

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.1647
 Mkt/sale :
 Assmt/sale: .8153

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.470	175,000	175,000			175,000	122,500
Primary Site		20,473						

.470 acres Total land value 175,000 122,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial	BUCKINGHAM HERITAGE	07 HUNTINGTON
Exterior Walls	04	Vinyl Siding	Story Height 2.0	
Roof Material	01	Asphalt Shingles		
Roof Type	02	Hip	Total Rooms 9 Garage cars 3 Bedrooms 4 Unfinished area Family Rooms 1 Dormer linear f Full Baths 3 Masonry trim sf Half Baths 1 Finish bsmt sz Addtn'l fixtures 2 Rec Room Size Whirlpools 1 Living area 3,150 Saunas # Living Units 1 M/F stacks W/B stacks 1 W/B openings 1	
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	43	B+		
Garage	23	Attached 3 car		
Area Over Gar.	01	Fully Finished		
Basement	01	Full		
Bsmt Fin Qual	01	Unfinished		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 2007	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,261	315,260
Basement	Full			
Heating	Yes	A/C Yes		9,040
Plumbing	3 F/B	1 H/B 2 Add'l fix.	1 Wh/p	17,000
Attic	None	Attic size:		
Additions				103,366
Other Features		WB Stks		6,750
Sub-Total				451,416
Grade	B+	Factor 1.3500		609,412
CDU		C&D Factor 1.00		609,412
Depreciation		20 %		487,530
Computed cost value @ 70%				341,271

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	774	34,677
G Garages	FSF Full-story fin o/gar	263	17,617
L Living Area	AIR Air conditioning	263	800
L Living Area	FRFF Frame first floor	352	40,297
L Living Area	BSMT Basement addition	352	6,487
L Living Area	AIR Air conditioning	352	1,070
P Porches, Patios, Decks	CPAT Concrete patio	144	1,227
L Living Area	OVER Frame Overhang	13	1,191

Total additions 103,366

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	16	32	512	58.15	2025	B	37,514	50	18,800
Value at 70%				13,160	Value at 100%				18,800

