

Property at 00002 CHARLOTTE COURT

Prop ID 6290002

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Administrative Information

Owner name: BILO BRENTON BRUCE &
 Second name: BILO THANH HOANG
 Address: 2 CHARLOTTE COURT
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 6290002 Neigh.: Zone: R40 Vol: 809 Page: 175

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Dwelling	1.00	450,760
Resident Outbldg	1.00	6,020

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 06-Nov-2025
 Sale price: 975,000
 Sale valid:

Values

Mkt value :
 Cost value: 852,543

Summary

Total assessments	596,780
Total exemptions	
Net assessment	596,780

Utilities

Water	Connecticut
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : .8744
 Mkt/sale :
 Assmt/sale: .6121

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.919	200,000	200,000			200,000	140,000
Primary Site		40,032						

.919 acres Total land value 200,000 140,000

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern 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	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 2007

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,428	347,880
Basement	Full				
Heating	Yes	A/C Yes			9,960
Plumbing	3 F/B	1 H/B 2 Add'l fix.	1 Wh/p	Saunas	17,000
Attic	None	Attic size:			
Additions					114,136
Other Features	WB Stks	RR			30,333
Sub-Total					519,309
Grade	A	Factor 1.5500			804,929
CDU		C&D Factor 1.00			804,929
Depreciation		20 %			643,943
Computed cost value @ 70%					450,760

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	776	34,766
G Garages	FSF Full-story fin o/gar	368	24,650
L Living Area	AIR Air conditioning	368	1,119
L Living Area	BSMT Basement addition	352	6,487
L Living Area	FRFF Frame first floor	352	40,297
L Living Area	AIR Air conditioning	352	1,070
P Porches, Patios, Decks	BPAT Brick/flagstone pati	252	5,747

Total additions 114,136

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	24	24	576	30.00		C	17,280	50	8,600
Utility Shed									
Value at 70%					6,020	Value at 100%			
						8,600			

