

Property at 00495 COUNTRY CLUB ROAD

Prop ID 1940495

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Administrative Information

Owner name: MALUTICH MATTHEW A &
 Second name: ARIANA K
 Address: 495 COUNTRY CLUB ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 1940495 Neigh.: Zone: R40 Vol: 673 Page: 543

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 05-May-2014
Resident Land	.92	80,500			Sale price: 370,000
Resident Dwelling	1.00	169,080			Sale valid:
Resident Excess	.23	1,210			Values
Resident Outbldg					Mkt value :
					Cost value: 358,270
Summary		Utilities		Sales ratios	
Total assessments		250,790	Water Avon		Cost/sale : .9683
Total exemptions			Sewer Septic		Mkt/sale :
Net assessment		250,790	Gas		Assmt/sale: .6778

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	115,000	115,000		115,000	80,500
Primary Site		40,075					
RES	12	.230	7,500	1,725		1,725	1,210
Residual		10,019					
		1.150 acres		Total land value		116,725	81,710

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	3
Heating System	05	Electric B/B	Unfinished area	
Fuel	03	Electric	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	40	B	Full Baths	2
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	03	Partial	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures	1
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	2,239
Exterior Cond	05	Good	Whirlpools	
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	1
Actual Year Built: 1984				

Building Valuation Summary

		Area			
Dwelling	Frame	2 story w/bsmt	972	190,390	
Basement	Full				
Heating	Yes	A/C Yes		5,770	
Plumbing	2 F/B	1 H/B 1 Add'l fix.	Wh/p	Saunas	6,500
Attic	None		Attic size:		
Additions					66,200
Other Features	WB Stks	Unfin	3,500		5,000
Sub-Total					273,860
Grade	B	Factor 1.2600			345,060
CDU		C&D Factor 1.00			345,060
Depreciation		30 %			241,540
Computed cost value @ 70%					169,080

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	26	2,100
L Living Area	FRFF Frame first floor	231	18,700
L Living Area	BSMT Basement addition	231	3,000
L Living Area	AIR Air conditioning	231	500
P Porches, Patios, Decks	DECK Wood deck	362	6,800
L Living Area	OVER Frame Overhang	42	2,700
L Living Area	AIR Air conditioning	42	100
L Living Area	UATT Unfinished attic	70	900
P Porches, Patios, Decks	FOFF Frame open first flo	70	3,000
G Garages	FR Attached frame LE 65	584	18,700
L Living Area	UATT Unfinished attic	584	7,200
L Living Area	AIR Air conditioning	231	500
L Living Area	AIR Air conditioning	88	200
L Living Area	FRFF Frame first floor	22	1,800
Total additions			66,200

Outbuilding Information

Description	Wid Len	Area	Rate	Year	Cnd	RCN	Depr	Value
Value at 70%								Value at 100%

