

Property at 00355 WEST AVON ROAD

Prop ID 4520355

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Administrative Information

Owner name: SANTOS JOSE M AND
 Second name: DEOLINDA M
 Address: 355 WEST AVON ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 4520355 Neigh.: Zone: R40 Vol: 486 Page: 846

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date:	26-Nov-2003
Resident Land	.92	80,500			Sale price:	285,000
Resident Excess	.22	1,160			Sale valid:	Y
Resident Dwelling	1.00	119,950			Values	
Resident Outbldg	2.00	1,890			Mkt value :	
					Cost value:	290,710
Summary			Utilities		Sales ratios	
Total assessments		203,500	Water	Well	Cost/sale :	1.0200
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		203,500	Gas	None	Assmt/sale:	.7140

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	115,000				115,000	80,500
Primary Site		40,075						
RES	12	.220	7,500				1,650	1,160
Residual		9,583						
1.1400 acres				Total land value			116,650	81,660

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	07	Split Level		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
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	01	Hot Water	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	33	C+	Full Baths	2
Garage	12	Basement 2 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	04	Full with walk-o	Finish bsmt sz	630
Bsmt Fin Qual	04	Living Area w/o	Addtn'l fixtures	1
Air Condition	99	None	Rec Room Size	
Interior Cond	05	Good	Living area	1,476
Exterior Cond	05	Good	Whirlpools	
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	1
Actual Year Built: 1968				

Building Valuation Summary

		Area	Value
Dwelling	Frame 1 story w/bsmt	1,476	171,860
Basement	Full with walk		
Heating	Yes A/C No		
Plumbing	2 F/B 1 H/B 1 Add'l fix. Wh/p Saunas		6,500
Attic	None Attic size:		
Additions			26,000
Other Features	WB Stks Unfin 3,500		22,290
Sub-Total			226,650
Grade	C+ Factor 1.0800		244,780
CDU	C&D Factor 1.00		244,780
Depreciation	30 %		171,350
Computed cost value @ 70%			119,950

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	352	23,700
L Living Area	BSMT Basement addition	180	2,300
Total additions			26,000

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame Utility Shed	10	10	100	20.00		D	1,560	50	780
RS1 Frame Utility Shed	12	16	192	20.00	2004	C	3,840	50	1,920
Value at 70%			1,890	Value at 100%			2,700		

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