

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	114,600			Values
Resident Outbldg	2.00	1,890			Mkt value :
					Cost value: 283,071
Summary		Utilities		Sales ratios	
Total assessments		198,150	Water Well		Cost/sale : .9932
Total exemptions			Sewer Septic		Mkt/sale :
Net assessment		198,150	Gas CNG		Assmt/sale: .6953

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	.220	7,500	1,650		1,650	1,160
Residual		9,583					
1.140 acres				Total land value		116,650	81,660

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	07	Split Level		
Exterior Walls	04	Vinyl 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	02	Natural Gas	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	05	Living Area W/ A	Addn'l fixtures	1
Air Condition	01	Central Air	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 Yes		5,210
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 Bsmt Gar		23,640
Sub-Total			233,210
Grade	C+ Factor 1.0800		251,870
CDU	C&D Factor 1.00		251,870
Depreciation	35 %		163,720
Computed cost value @ 70%			114,604

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		

