

Property at 00533 WEST AVON ROAD

Prop ID 4520533

Printed 15-Feb-2019 2:01 AM Design and Layout (C) Right/Angles

Administrative Information	
Owner name:	GIBB THOMAS A III & KAREN L
Second name:	
Address:	533 WEST AVON ROAD
City/state:	AVON CT Zip: 06001

Building Valuation Summary

		Area	
Dwelling	Frame 2 story w/bsmt	540	141,730
Basement	Full		
Heating	Yes A/C Yes		4,300
Plumbing	3 F/B 1 H/B 2 Add'l fix. Wh/p Saunas		10,600
Attic	None Attic size: 540		
Additions			268,919
Other Features	WB Stks		15,000
Sub-Total			440,549
Grade	B Factor 1.2600		555,092
CDU	C&D Factor 1.00		555,092
Depreciation	35 %		360,810
Computed cost value @ 70%			252,567

Location Information							
Map: 024	Clerk map:						
Lot: 4520533	Neigh.:	Zone:	Vol: 494 Page: 609				
Assessments		Exemptions		Last sale			
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 02-Apr-2004		
Resident Land	.92	80,500			Sale price: 316,875		
Resident Dwelling	1.00	252,570			Sale valid: Y		
Resident Outbldg	3.00	27,730			Values		
Resident Excess	.20	1,050			Mkt value :		
				Cost value: 516,929		Sales ratios	
Summary		Utilities		Sales ratios			
Total assessments	361,850	Water	Avon	Cost/sale :	1.6313		
Total exemptions		Sewer	Septic	Mkt/sale :			
Net assessment	361,850	Gas	None	Assmt/sale:	1.1419		

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	176	7,943
P Porches, Patios, Decks	FOFF Frame open first flo	256	11,553
L Living Area	FRFF Frame first floor	364	30,867
L Living Area	AIR Air conditioning	364	820
L Living Area	BSMT Basement addition	1,100	15,015
L Living Area	FRFF Frame first floor	1,100	93,281
L Living Area	AIR Air conditioning	1,100	2,478
L Living Area	FRFF Frame first floor	784	66,484
L Living Area	AIR Air conditioning	784	1,766
P Porches, Patios, Decks	FOFF Frame open first flo	140	6,318
L Living Area	FRUF Frame upper full	504	31,259
L Living Area	AIR Air conditioning	504	1,135
Total additions			268,919

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	.200	7,500	1,500		1,500	1,050
Residual		8,712					
1.120 acres				Total land value		116,500	81,550

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	03	Field Stone	Total Rooms	8 Garage cars 2
Interior Walls	02	Drywall	Bedrooms	4 Unfinished area
Floors	01	Hardwood	Family Rooms	Dormer linear f
Heating System	02	Forced Hot Air	Full Baths	3 Masonry trim sf
Fuel	02	Natural Gas	Half Baths	1 Finish bsmt sz
Attic	99	None	Addtn'l fixtures	2 Rec Room Size
Grade	40	B	Whirlpools	Living area 3,832
Garage	32	Detached 2 car	Saunas	# Living Units 1
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	3
Bsmt Fin Qual	01	Unfinished	W/B openings	3
Air Condition	01	Central Air	Actual Year Built: 1840	
Interior Cond	05	Good		
Exterior Cond	05	Good		

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame Utility Shed	8	12	96	20.00	2009	C	1,920	50	960
RP5 Pool w/ Gunite	18	32	576	71.50	2005	C	41,184	50	20,590
RG1 Frame or Con Block Detach Garage	26	38	988	29.01	0209	B	36,114	50	18,060
Value at 70%			27,727	Value at 100%			39,610		

