

Property at 00549 WEST AVON ROAD

Prop ID 4520549

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Administrative Information	
Owner name:	SANTIAGO JOANNE A
Second name:	
Address:	549 WEST AVON ROAD
City/state:	AVON CT
Zip:	06001

Building Valuation Summary					
Dwelling	Frame	1 story w/bsmt	Area	1,430	167,890
Basement	Full				
Heating	Yes	A/C Yes			5,090
Plumbing	3 F/B	2 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		12,000
Additions					138,000
Other Features	WB Stks		Unfin	3,500	30,640
Sub-Total					353,620
Grade	C+	Factor	1.0800		381,910
CDU		C&D Factor	1.00		381,910
Depreciation			35 %		248,240
Computed cost value @ 70%					173,770

Location Information						
Map: 024	Clerk map:					
Lot: 4520549	Neigh.:	Zone: R30	Vol: 306 Page: 0186			
Assessments		Exemptions		Last sale		
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 04-May-1995	
Resident Land	.92	80,500			Sale price: 255,000	
Resident Excess	.11	580			Sale valid: Y	
Resident Dwelling	1.00	173,770			Values	
Resident Outbldg	2.00	19,420			Mkt value :	
Summary		Utilities		Sales ratios		
Total assessments	274,270	Water	Avon	Cost/sale :	1.5365	
Total exemptions		Sewer	Septic	Mkt/sale :		
Net assessment	274,270	Gas	None	Assmt/sale:	1.0756	

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	.110	7,500			825	580
Residual		4,792					
1.0300 acres				Total land value		115,825	81,080

Building additions				
Category	Type	Area	Value	
L Living Area	OVER Frame Overhang	29	1,900	
L Living Area	OVER Frame Overhang	20	1,300	
P Porches, Patios, Decks	FOFF Frame open first flo	252	10,800	
L Living Area	FRFF Frame first floor	464	37,500	
L Living Area	BSMT Basement addition	464	6,000	
P Porches, Patios, Decks	DECK Wood deck	180	3,400	
L Living Area	FRFF Frame first floor	316	25,500	
G Garages	FR Attached frame LE 65	616	19,500	
G Garages	FSF Full-story fin o/gar	616	29,100	
L Living Area	AIR Air conditioning	316	700	
L Living Area	AIR Air conditioning	464	1,000	
L Living Area	AIR Air conditioning	616	1,300	
Total additions			138,000	

Residential Dwelling Information				
Subject	Code	Description	Condominium	
Style	08	Raised Ranch		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	15
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	3
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	03	Partial	Half Baths	2
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	04	Living Area w/o	Addtn'l fixtures	Rec Room Size
Air Condition	01	Central Air	Whirlpools	1,200
Interior Cond	05	Good	Saunas	Living area
Exterior Cond	05	Good	# Living Units	2,417
			M/F stacks	
			W/B stacks	1
			W/B openings	2
				3
Actual Year Built: 1972				

Outbuilding Information									
Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	20	40	800	64.35	2004	C	51,480	50	25,740
RS1 Frame Utility Shed	10	20	200	20.00	2009	C	4,000	50	2,000
Value at 70%			19,420	Value at 100%			27,740		

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