

Property at 00876 WEST AVON ROAD

Prop ID 4520876

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Administrative Information

Owner name: LAHEY ROBERT C
 Second name:
 Address: 876 WEST AVON ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 029 Clerk map:
 Lot: 4520876 Neigh.: Zone: R40 Vol: 671 Page: 786

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date:	04-Mar-2014
Resident Land	1.14	80,500			Sale price:	195,000
Resident Dwelling	1.00	74,490			Sale valid:	
Resident Outbldg	2.00	3,240			Values	
					Mkt value :	
					Cost value:	226,043
Summary			Utilities		Sales ratios	
Total assessments	158,230		Water	Well	Cost/sale :	1.1592
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	158,230		Gas	None	Assmt/sale:	.8114

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	11	.216	7,500	1,620		1,620	1,130
Residual		9,409					
1.136 acres				Total land value		116,620	81,630

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	03	Field Stone	Total Rooms	5
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	2
Heating System	01	Hot Water	Family Rooms	
Fuel	01	Oil	Full Baths	4
Attic	99	None	Half Baths	1
Grade	30	C	Addtn'l fixtures	
Garage	22	Attached 2 car	Whirlpools	
Area Over Gar.	99	None	Saunas	2,464
Basement	01	Full	# Living Units	1
Bsmt Fin Qual	01	Unfinished	M/F stacks	
Air Condition	99	None	W/B stacks	1
Interior Cond	04	Average	W/B openings	1
Exterior Cond	04	Average	Actual Year Built: 1956	

Building Valuation Summary

		Area	Value
Dwelling	Frame 1 1/2 story w/bsmt	1,092	179,440
Basement	Full		
Heating	Yes A/C No		
Plumbing	4 F/B 1 H/B Add'l fix. Wh/p Saunas		13,200
Attic	None Attic size:		
Additions			15,200
Other Features	WB Stks		5,000
Sub-Total			212,840
Grade	C Factor 1.0000		212,840
CDU	C&D Factor 1.00		212,840
Depreciation	50 %		106,420
Computed cost value @ 70%			74,494

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	460	15,200
Total additions			15,200

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
AB2 Flat barn	24	24	576	25.00		C	14,400	75	3,600
RS1 Frame Utility Shed	11	12	132	20.00		D	2,059	50	1,030
Value at 70%			3,241	Value at 100%			4,630		

