

Property at 00876 WEST AVON ROAD

Prop ID 4520876

Printed 17-Oct-2018 10:47 AM Design and Layout (C) Right/Angles

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	74,510			Sale valid:	
Resident Outbldg	2.00	3,240			Values	
Summary			Utilities		Sales ratios	
Total assessments	158,250		Water Well		Cost/sale :	1.1593
Total exemptions			Sewer Septic		Mkt/sale :	
Net assessment	158,250		Gas None		Assmt/sale:	.8115

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	1,134
Residual		9,409					
1.136 acres				Total land value		116,620	81,634

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 Garage cars 2
Interior Walls	02	Drywall	Bedrooms	2 Unfinished area
Floors	01	Hardwood	Family Rooms	Dormer linear f
Heating System	01	Hot Water	Full Baths	4 Masonry trim sf
Fuel	20		Half Baths	1 Finish bsmt sz
Attic	99	None	Addtn'l fixtures	Rec Room Size
Grade	30	C	Whirlpools	Living area 2,464
Garage	22	Attached 2 car	Saunas	# Living Units 1
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	99	None	Actual Year Built: 1956	
Interior Cond	04	Average		
Exterior Cond	04	Average		

Building Valuation Summary

		Area	
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			15,246
Other Features	WB Stks		5,000
Sub-Total			212,886
Grade	C	Factor 1.0000	212,886
CDU		C&D Factor 1.00	212,886
Depreciation		50 %	106,443
Computed cost value @ 70%			74,510

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	460	15,246
Total additions			15,246

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		

