

Property at 00876 WEST AVON ROAD

Prop ID 4520876

Printed 30-Apr-2018 3:32 PM 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

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	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

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

Building additions

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

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	01	Oil	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		

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		

