

Property at 00007 ANDREA LANE

Prop ID 1050007

Printed 05-Feb-2024 8:50 AM Design and Layout (C) Right/Angles

Administrative Information  
 Owner name: BOLAND TASHA SCOTT &  
 Second name: KUMAR PRASANNA  
 Address: 7 ANDREA LN  
 City/state: AVON CT Zip: 06001

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	918	248,280	
Basement	Full					
Heating	Yes	A/C Yes			7,150	
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas	8,500
Attic	None		Attic size:			
Additions					145,795	
Other Features	WB Stks	RR			26,172	
Sub-Total					435,897	
Grade	B-	Factor 1.1700			509,999	
CDU		C&D Factor 1.00			509,999	
Depreciation		35 %			331,499	
Computed cost value @ 70%					232,049	

Location Information		Assessments		Exemptions		Last sale	
Map: 005	Clerk map:						
Lot: 1050007	Neigh.:	Zone: R30	Vol: 778	Page: 911			
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 01-Sep-2022		
Resident Land	.70	94,500			Sale price: 500,000		
Resident Dwelling	1.00	232,050			Sale valid:		
Resident Outbldg	1.00	2,660			Values		
					Mkt value :		
					Cost value: 470,300		
Summary		Utilities		Sales ratios			
Total assessments	329,210	Water	Connecticut	Cost/sale :	.9406		
Total exemptions		Sewer	Septic	Mkt/sale :			
Net assessment	329,210	Gas	None	Assmt/sale:	.6584		

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	81	7,418
P Porches, Patios, Decks	FOFF Frame open first flo	60	3,656
L Living Area	FRFF Frame first floor	267	30,566
L Living Area	BSMT Basement addition	267	4,920
L Living Area	AIR Air conditioning	267	812
P Porches, Patios, Decks	DECK Wood deck	1,256	33,271
G Garages	FR Attached frame LE 65	638	27,606
L Living Area	FRFF Frame first floor	300	34,344
L Living Area	FRFF Frame first floor	20	2,290
L Living Area	AIR Air conditioning	300	912
Total additions			145,795

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.700	135,000	135,000		135,000	94,500
Primary Site		30,492					
		.700 acres		Total land value		135,000	94,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	09	Dutch Colonial		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	01	Plaster	Garage cars	2
Floors	01	Hardwood	Bedrooms	4
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	37	B-	Full Baths	2
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	775
Air Condition	01	Central Air	Whirlpools	2,504
Interior Cond	05	Good	Living area	
Exterior Cond	05	Good	# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	1
Actual Year Built: 1969				

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	16	16	256	30.00		C	7,680	50	3,800
Utility Shed									
Value at 70%		2,660		Value at 100%		3,800			

