

Property at 00014 COPPLESTONE

Prop ID 1910014

Printed 06-Feb-2024 8:47 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: HOUSARI GHAITH EL AND
 Second name: OMAR MOUNA EL HAJJ
 Address: 14 COPPLESTONE
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 1910014 Neigh.: Zone: R30 Vol: 787 Page: 384

Assessments

Assmt category	Qty	Amount
Resident Land	.73	115,500
Resident Dwelling	1.00	239,260

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 21-Aug-2023
 Sale price: 616,000
 Sale valid:

Values

Mkt value :
 Cost value: 506,800

Summary

Total assessments	354,760
Total exemptions	
Net assessment	354,760

Utilities

Water	Connecticut
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : .8227
 Mkt/sale :
 Assmt/sale: .5759

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.730	165,000	165,000			165,000	115,500
Primary Site		31,799						

.730 acres Total land value 165,000 115,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	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	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	01	Hot Water	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Full Baths	2
Grade	40	B	Half Baths	1
Garage	22	Attached 2 car	Addtn'l fixtures	1
Area Over Gar.	99	None	Whirlpools	
Basement	04	Full with walk-o	Saunas	
Bsmt Fin Qual	01	Unfinished	M/F stacks	
Air Condition	01	Central Air	W/B stacks	2
Interior Cond	05	Good	W/B openings	2
Exterior Cond	05	Good	Actual Year Built: 1980	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,134	290,460
Basement	Full with walk				
Heating	Yes	A/C Yes			8,340
Plumbing	2 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		9,000
Additions					96,045
Other Features		WB Stks			13,500

Sub-Total				417,345
Grade	B	Factor 1.2600		525,855
CDU		C&D Factor 1.00		525,855
Depreciation		35 %		341,806
		Computed cost value @ 70%		239,264

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	396	45,334
L Living Area	BSMT Basement addition	396	7,297
P Porches, Patios, Decks	FOFF Frame open first flo	88	5,361
L Living Area	OVER Frame Overhang	42	3,847
G Garages	FR Attached frame LE 65	576	25,187
P Porches, Patios, Decks	DECK Wood deck	295	7,815
L Living Area	AIR Air conditioning	396	1,204

Total additions 96,045

