

Property at 00010 CRICKET LANE

Prop ID 1980010

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Administrative Information

Owner name: FERMIANO ENTERPRISES LLC
 Second name:
 Address: 10 CRICKET LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 1980010 Neigh.: Zone: R40 Vol: 777 Page: 439

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Dwelling	1.00	333,110

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 21-Jul-2022
 Sale price: 410,000
 Sale valid: 07

Values

Assmt category	Qty	Amount	Mkt value	Cost value
Resident Excess	.46	2,420		614,329

Summary

Category	Amount
Total assessments	430,030
Total exemptions	
Net assessment	430,030

Utilities

Utility	Connecticut
Water	
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.4984
 Mkt/sale :
 Assmt/sale: 1.0489

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	135,000	135,000			135,000	94,500
Primary Site		40,075						
RES	12	.460	7,500	3,450			3,450	2,415
Residual		20,038						

1.380 acres

Total land value

138,450

96,915

Building Valuation Summary

Category	Value	Area
Dwelling	Frame 2 story w/bsmt	1,353
Basement	Full with walk	
Heating	Yes A/C Yes	9,550
Plumbing	3 F/B H/B 3 Add'l fix. Wh/p	11,500
Attic	None Attic size:	
Additions		77,086
Other Features	WB Stks	9,250

Category	Value
Sub-Total	440,616
Grade B+	Factor 1.3500
CDU	C&D Factor 1.00
Depreciation	20 %
Computed cost value @ 70%	333,106

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	210	24,041
L Living Area	BSMT Basement addition	210	3,870
P Porches, Patios, Decks	FOFF Frame open first flo	30	1,828
L Living Area	FRFF Frame first floor	26	2,977
L Living Area	BSMT Basement addition	26	479
L Living Area	AIR Air conditioning	210	638
G Garages	FR Attached frame LE 65	576	25,187
P Porches, Patios, Decks	DECK Wood deck	682	18,066

Total additions 77,086

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	04	Colonial	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	
Roof Type	01	Gable	
Foundation	01	Poured Concrete	
Interior Walls	02	Drywall	
Floors	01	Hardwood	
Heating System	02	Forced Hot Air	
Fuel	07	Propane Gas	
Attic	99	None	
Grade	43	B+	
Garage	22	Attached 2 car	
Area Over Gar.	99	None	
Basement	04	Full with walk-o	
Bsmt Fin Qual	01	Unfinished	
Air Condition	01	Central Air	
Interior Cond	06	Very Good	
Exterior Cond	06	Very Good	

Actual Year Built: 1986

