

Property at 00025 DELBON LANE

Prop ID 2100025

Printed 06-Feb-2024 10:50 AM Design and Layout (C) Right/Angles

Administrative Information
 Owner name: TRINKS MICHAEL CHRISTOPHER &
 Second name: FLOREZ TALIA TATIANA TONCEL
 Address: 25 DELBON LANE
 City/state: AVON CT Zip: 06001

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	1,000	230,450
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	H/B 1 Add'l fix.	Wh/p	Saunas	5,500
Attic	None		Attic size:		
Additions					39,329
Other Features		RR			11,011
Sub-Total					286,290
Grade	C	Factor 1.0000			286,290
CDU		C&D Factor 1.00			286,290
Depreciation		35 %			186,089
		Computed cost value @ 70%			130,262

Location Information
 Map: 005 Clerk map:
 Lot: 2100025 Neigh.: Zone: R15 Vol: 785 Page: 361

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 15-Sep-2022
Resident Land	.34	94,500			Sale price: 353,000
Resident Dwelling	1.00	130,260			Sale valid:
				Values	
Resident Excess	.04	210			Mkt value :
				Cost value: 321,386	
Summary		Utilities		Sales ratios	
Total assessments		224,970	Water	Connecticut	Cost/sale : .9104
Total exemptions			Sewer	Septic	Mkt/sale :
Net assessment		224,970	Gas	None	Assmt/sale: .6373

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	480	21,441
P Porches, Patios, Decks	DECK Wood deck	120	3,179
L Living Area	FRFF Frame first floor	96	10,990
L Living Area	BSMT Basement addition	96	1,769
P Porches, Patios, Decks	FOFF Frame open first flo	32	1,950
Total additions			39,329

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.340	135,000	135,000		135,000	94,500
Primary Site		14,810					
RES	12	.040	7,500	300		300	210
Residual		1,742					
		.380 acres		Total land value		135,300	94,710

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	01	Poured Concrete	Total Rooms	7 Garage cars 2
Interior Walls	02	Drywall	Bedrooms	3 Unfinished area
Floors	05	W/W over sub-flo	Family Rooms	Dormer linear f 40
Heating System	01	Hot Water	Full Baths	2 Masonry trim sf
Fuel	01	Oil	Half Baths	Finish bsmt sz
Attic	99	None	Addtn'l fixtures	1 Rec Room Size 500
Grade	30	C	Whirlpools	Living area 1,596
Garage	22	Attached 2 car	Saunas	# Living Units
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1980	

