

Property at 00027 EDDY STREET

Prop ID 2170027

Printed 06-Feb-2024 11:16 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: KARAS PHILIP M &  
 Second name: PROTO SARAH  
 Address: 27 EDDY STREET  
 City/state: AVON CT Zip: 06001

Location Information

Map: 008 Clerk map:  
 Lot: 2170027 Neigh.: Zone: R15 Vol: 783 Page: 775

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	700	205,710
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	H/B Add'l fix.	Wh/p Saunas		5,000
Attic	Fully Finished		Attic size: 358		15,410
Additions					27,475
Other Features					
Sub-Total					253,595
Grade	C+	Factor 1.0800			273,883
CDU		C&D Factor 1.00			273,883
Depreciation		20 %			219,106
Computed cost value @ 70%					153,374

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 03-Apr-2023
Resident Land	.34	87,500			Sale price: 410,000
Resident Dwelling	1.00	153,370			Sale valid: 7
Resident Outbldg	3.00	6,720			
Resident Excess		.19	1,000		
Summary		Utilities		Sales ratios	
Total assessments		248,590	Water Connecticut	Cost/sale :	.8662
Total exemptions			Sewer Septic	Mkt/sale :	
Net assessment		248,590	Gas None	Assmt/sale:	.6063

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	108	12,364
L Living Area	FRFF Frame first floor	132	15,111

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.340	125,000	125,000		125,000	87,500
Primary Site		14,810					
RES	12	.190	7,500	1,425		1,425	998
Residual		8,276					
		.530 acres		Total land value		126,425	88,498

Total additions 27,475

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	17	Old style		
Exterior Walls	08	Asbestos Shingle		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	01	Plaster	Garage cars	1
Floors	01	Hardwood	Bedrooms	3
Heating System	01	Hot Water	Family Rooms	8
Fuel	01	Oil	Full Baths	2
Attic	01	Fully Finished	Half Baths	
Grade	33	C+	Masonry trim sf	
Garage	31	Detached 1 car	Finish bsmt sz	
Area Over Gar.	99	None	Rec Room Size	
Basement	01	Full	Living area	1,998
Bsmt Fin Qual	01	Unfinished	Whirlpools	
Air Condition	99	None	Saunas	
Interior Cond	06	Very Good	# Living Units	1
Exterior Cond	06	Very Good	M/F stacks	
			W/B stacks	
			W/B openings	
Actual Year Built: 1924				

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	12	20	240	55.95		D	10,474	50	5,200
Block Detach Garage									
RS1 Frame	12	16	192	30.00		D	4,493	50	2,200
Utility Shed									
RS1 Frame	12	16	192	30.00		D	4,493	50	2,200
Utility Shed									
Value at 70%		6,720		Value at 100%		9,600			

