

Property at 00021 FRANCIS STREET

Prop ID 2350021

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Administrative Information

Owner name: MEINHOFER PAUL & BETTY
Second name:
Address: 21 FRANCIS STREET
City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
Lot: 2350021 Neigh.: Zone: R15 Vol: 780 Page: 790

Assessments

Assmt category	Qty	Amount
Resident Land	.34	94,500
Resident Dwelling	1.00	96,490

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 14-Nov-2022
Sale price: 282,000
Sale valid:

Values

Resident Excess		
.19	1,000	

Mkt value :
Cost value: 274,271

Summary

Total assessments	
191,990	
Total exemptions	
Net assessment	191,990

Utilities

Water	Well
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : .9726
Mkt/sale :
Assmt/sale: .6808

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	.190	7,500	1,425			1,425	998
Residual 8,276								

.530 acres

Total land value

136,425

95,498

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	4
Interior Walls	02	Drywall	Bedrooms	1
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	
Attic	02	Unfinished	Addtn'l fixtures	
Grade	30	C	Whirlpools	
Garage	11	Basement 1 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1952	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	
Basement	Full		960	172,830
Heating	Yes	A/C No		
Plumbing	1 F/B	H/B Add'l fix.	Wh/p	Saunas
Attic	Unfinished	Attic size: 960		13,473
Additions				14,164
Other Features	Mason Trim WB Stks		Bsmt Gar	11,605

Sub-Total		212,072
Grade	C	Factor 1.0000
CDU	C&D Factor 1.00	212,072
Depreciation	35 %	137,847
	Computed cost value @ 70%	96,493

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	F0FF Frame open first flo	45	2,742
P Porches, Patios, Decks	F0FF Frame open first flo	24	1,462
P Porches, Patios, Decks	DECK Wood deck	376	9,960

Total additions 14,164

