

Property at 00456 LOVELY STREET

Prop ID 3060456

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Administrative Information

Owner name: STARR TIMOTHY & ALEXANDRA
 Second name:
 Address: 456 LOVELY STREET
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map: 97 007
 Lot: 3060456 Neigh.: Zone: R30 Vol: 786 Page: 442

Assessments

Assmt category	Qty	Amount
Resident Land	.69	87,500
Resident Dwelling	1.00	316,900
Resident Outbldg	1.00	1,680

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 20-Jul-2023
 Sale price: 670,000
 Sale valid:

Values

Mkt value :
 Cost value: 596,243

Summary

Total assessments	417,370
Total exemptions	
Net assessment	417,370

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .8899
 Mkt/sale :
 Assmt/sale: .6229

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.690	125,000	125,000			125,000	87,500
Primary Site		30,056						
RES	12	2.150	7,500	16,125			16,125	11,288
Residual		93,654						

2.840 acres

Total land value

141,125

98,788

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	04	Vinyl 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	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	3
Garage	23	Attached 3 car	Half Baths	1
Area Over Gar.	99	None	Masonry trim sf	
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	02	Rec Room w/o air	Rec Room Size	850
Air Condition	01	Central Air	Addtn'l fixtures	1
Interior Cond	05	Good	Whirlpools	
Exterior Cond	05	Good	Living area	2,800
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 2000	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,288	320,540
Basement	Full with walk				
Heating	Yes	A/C Yes			9,190
Plumbing	3 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		14,000
Additions					77,925
Other Features		WB Stks	RR		25,468
Sub-Total					447,123
Grade	B+	Factor 1.3500			603,616
CDU		C&D Factor 1.00			603,616
Depreciation		25 %			452,712
Computed cost value @ 70%					316,898

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	816	36,558
L Living Area	FRFF Frame first floor	200	22,896
L Living Area	BSMT Basement addition	200	3,686
L Living Area	AIR Air conditioning	200	608
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437
L Living Area	FRFF Frame first floor	24	2,748
L Living Area	BSMT Basement addition	24	442
L Living Area	AIR Air conditioning	24	73
P Porches, Patios, Decks	DECK Wood deck	320	8,477

Total additions 77,925

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	16	160	30.00	2018	C	4,800	50	2,400
Utility Shed									
Value at 70%					1,680	Value at 100%			
						2,400			

