

Property at 00025 SCHOOL STREET

Prop ID 3870025

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Administrative Information

Owner name: SOBOTA SPENCER &
 Second name: KOHRER ERIN
 Address: 25 SCHOOL STREET
 City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map: 20 021
 Lot: 3870025 Neigh.: Zone: R15 Vol: 786 Page: 843

Assessments

Assmt category	Qty	Amount
Resident Land	.34	87,500
Resident Dwelling	1.00	117,190

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 28-Jul-2023
 Sale price: 299,000
 Sale valid: 07

Values

Assmt category	Qty	Amount	Mkt value	Cost value
Resident Excess	.11	600		293,271

Summary

Category	Amount
Total assessments	205,290
Total exemptions	
Net assessment	205,290

Utilities

Utility	Well
Water	
Sewer	Public sewer
Gas	None

Sales ratios

Category	Ratio
Cost/sale	.9808
Mkt/sale	
Assmt/sale	.6866

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	.114	7,500	855			855	599
Residual		4,966						

.454 acres Total land value 125,855 88,099

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	17	Old style		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	01	Plaster	Bedrooms	4
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	1
Fuel	07	Propane Gas	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	30	C	Whirlpools	
Garage	99	None	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	
Bsmt Fin Qual	01	Unfinished	W/B openings	
Air Condition	99	None		
Interior Cond	06	Very Good		
Exterior Cond	06	Very Good		
			Actual Year Built: 1893	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	Value
Basement	Full		500	166,650
Heating	Yes	A/C No		
Plumbing	1 F/B	H/B Add'l fix.	Wh/p	Saunas
Attic	None	Attic size:		
Additions				42,617
Other Features				

Category	Value
Sub-Total	209,267
Grade C	
Factor 1.0000	209,267
CDU	
C&D Factor 1.00	209,267
Depreciation	
20 %	167,414
Computed cost value @ 70%	117,190

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	72	8,243
L Living Area	BSMT Basement addition	72	1,327
P Porches, Patios, Decks	FOFF Frame open first flo	52	3,168
L Living Area	FRFF Frame first floor	120	13,738
L Living Area	FRUF Frame upper full	120	10,048
P Porches, Patios, Decks	DECK Wood deck	230	6,093

Total additions 42,617

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
Value at 70%					Value at 100%				

