

Property at 00039 SCHOOL STREET

Prop ID 3870039

Printed 07-Feb-2024 1:22 PM Design and Layout (C) Right/Angles

Administrative Information
 Owner name: FRANKLIN KATHERINE P &
 Second name: WRIGHT-HOYT LIAM R
 Address: 39 SCHOOL STREET
 City/state: AVON CT Zip: 06001 0186

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	162,740
Basement	Full		480	
Heating	Yes	A/C No		
Plumbing	1 F/B	H/B Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:	
Additions				19,125
Other Features				
Sub-Total				181,865
Grade	C	Factor 1.0000		181,865
CDU		C&D Factor 1.00		181,865
Depreciation		35 %		118,212
Computed cost value @ 70%				82,748

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	120	13,738
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924
P Porches, Patios, Decks	BPAT Brick/flagstone pati	108	2,463
Total additions			19,125

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	8	12	96	30.00		C	2,880	50	1,400
Utility Shed									
RS1 Frame	8	10	80	30.00		C	2,400	50	1,200
Utility Shed									
Value at 70%			5,460	Value at 100%			7,800		

Location Information

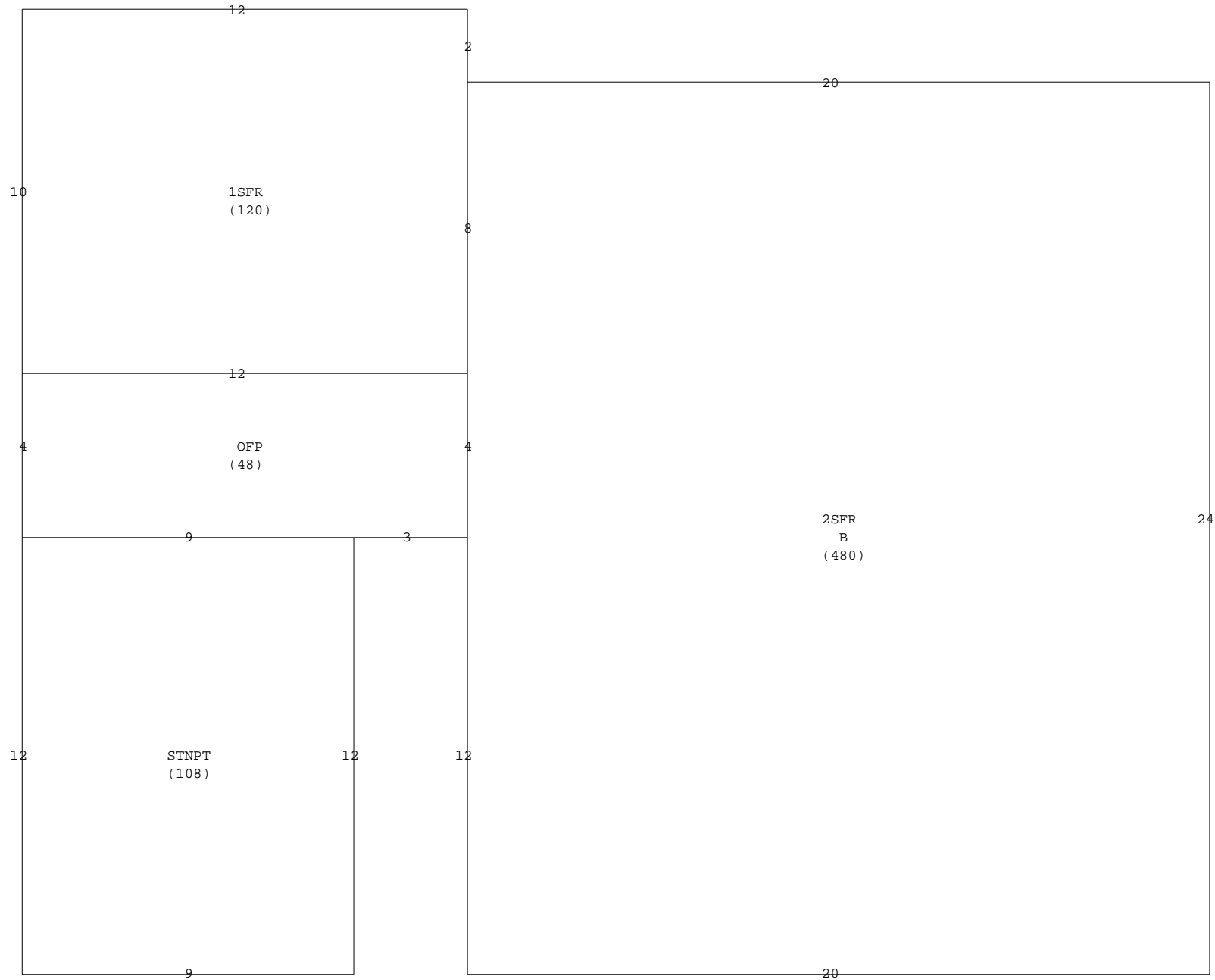
Map: 010	Clerk map:				
Lot: 3870039	Neigh.:	Zone: R15	Vol: 776 Page: 939		
Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 05-Jul-2022
Resident Land	.34	87,500			Sale price: 290,000
Resident Dwelling	1.00	82,750			Sale valid:
Resident Outbldg	3.00	5,460			Values
Resident Excess	.43	2,260			Mkt value :
Summary		Utilities		Sales ratios	
Total assessments	177,970	Water	Well	Cost/sale :	.8767
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	177,970	Gas	None	Assmt/sale:	.6137

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	.430	7,500	3,225			3,225	2,258
Residual		18,731						
.770 acres			Total land value	128,225			89,758	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	17	Old style		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	5
Interior Walls	01	Plaster	Garage cars	1
Floors	01	Hardwood	Bedrooms	2
Heating System	02	Forced Hot Air	Family Rooms	
Fuel	01	Oil	Full Baths	1
Attic	99	None	Half Baths	
Grade	30	C	Addtn'l fixtures	
Garage	31	Detached 1 car	Whirlpools	
Area Over Gar.	99	None	Saunas	
Basement	01	Full	# Living Units	
Bsmt Fin Qual	01	Unfinished	M/F stacks	
Air Condition	99	None	W/B stacks	
Interior Cond	04	Average	W/B openings	
Exterior Cond	04	Average	Actual Year Built: 1900	



NOTIFIED BY BLDG DEPT SEWER CONNECTION 4/25/12