

Property at 00158 SCOVILLE ROAD

Prop ID 3880158

Printed 07-Feb-2024 1:32 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: FAGIN MATTHEW J &
 Second name: FAGIN ROSANNA PETRELLA TRST
 Address: 158 SCOVILLE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
 Lot: 3880158 Neigh.: Zone: R40 Vol: 790 Page: 681

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	1,156	257,020
Basement	Full				
Heating	Yes	A/C Yes			7,380
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas	5,000
Attic	None		Attic size:		
Additions					85,509
Other Features					
Sub-Total					354,909
Grade	C+	Factor 1.0800			383,302
CDU		C&D Factor 1.00			383,302
Depreciation		35 %			249,146
Computed cost value @ 70%					174,402

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 28-Jun-2022
Resident Land	.71	94,500			Sale price: 427,000
Resident Dwelling	1.00	174,400			Sale valid:
Resident Outbldg	1.00	980			Values
					Mkt value :
					Cost value: 385,543
Summary		Utilities		Sales ratios	
Total assessments	269,880	Water	Connecticut	Cost/sale :	.9029
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	269,880	Gas	CNG	Assmt/sale:	.6320

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.710	135,000	135,000		135,000	94,500
Primary Site		30,928					
		.710 acres		Total land value		135,000	94,500

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	812	36,379
P Porches, Patios, Decks	FOFF Frame open first flo	20	1,219
P Porches, Patios, Decks	FOFF Frame open first flo	104	6,336
L Living Area	FRFF Frame first floor	255	29,193
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924
P Porches, Patios, Decks	FOFF Frame open first flo	21	1,279
L Living Area	FRFF Frame first floor	63	7,212
L Living Area	AIR Air conditioning	255	775
L Living Area	AIR Air conditioning	63	192
Total additions			85,509

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	3
Heating System	01	Hot Water	Family Rooms	42
Fuel	02	Natural Gas	Full Baths	2
Attic	99	None	Half Baths	
Grade	33	C+	Addtn'l fixtures	
Garage	22	Attached 2 car	Whirlpools	1,734
Area Over Gar.	99	None	Saunas	
Basement	01	Full	# Living Units	
Bsmt Fin Qual	01	Unfinished	M/F stacks	
Air Condition	01	Central Air	W/B stacks	
Interior Cond	05	Good	W/B openings	
Exterior Cond	05	Good	Actual Year Built: 1960	

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	30.00	2002	C	2,880	50	1,400
Utility Shed									
Value at 70%			980	Value at 100%			1,400		

