

Property at 00010 ANDREA LANE

Prop ID 1050010

Printed 05-Feb-2024 8:50 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: THOERING JOHN J AND
 Second name: QUILES TAMMY
 Address: 10 ANDREA LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 005 Clerk map:
 Lot: 1050010 Neigh.: Zone: R30 Vol: 767 Page: 345

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 08-Oct-2021
Resident Land	.69	94,500				Sale price: 423,000
Resident Dwelling	1.00	209,670				Sale valid:
Resident Outbldg	1.00	1,050				Values
					Mkt value :	
					Cost value:	436,029
Summary			Utilities		Sales ratios	
Total assessments	305,220		Water	Connecticut	Cost/sale :	1.0308
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	305,220		Gas	None	Assmt/sale:	.7216

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.690	135,000	135,000			135,000	94,500
Primary Site		30,056						
		.690 acres		Total land value			135,000	94,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	01	Plaster	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	07	Propane Gas	Half Baths	1
Attic	99	None	Addn'l fixtures	
Grade	37	B-	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1970	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	875	239,880
Basement	Full				
Heating	Yes	A/C Yes			6,910
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	8,500
Attic	None		Attic size:		
Additions					111,771
Other Features		WB Stks	RR		26,799
Sub-Total					393,860
Grade	B-	Factor 1.1700			460,816
CDU		C&D Factor 1.00			460,816
Depreciation		35 %			299,530
Computed cost value @ 70%					209,671

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	35	3,205
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P Porches, Patios, Decks	FOFF Frame open first flo	60	3,656
L Living Area	FRFF Frame first floor	300	34,344
L Living Area	BSMT Basement addition	300	5,528
L Living Area	FRFF Frame first floor	320	36,634
G Garages	FR Attached frame LE 65	528	23,314
L Living Area	AIR Air conditioning	320	973
L Living Area	AIR Air conditioning	300	912
Total additions			111,771

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	10	100	30.00		C	3,000	50	1,500
Utility Shed									
Value at 70%		1,050					Value at 100%		1,500

