

Property at 00021 ANDREA LANE

Prop ID 1050021

Printed 05-Feb-2024 8:51 AM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: O'DONNELL JOSEPH M  
Second name:  
Address: 21 ANDREA LANE  
City/state: AVON CT Zip: 06001

## Location Information

Map: 005 Clerk map:  
Lot: 1050021 Neigh.: Zone: R30 Vol: 745 Page: 437

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .69  | 94,500  |
| Resident Dwelling | 1.00 | 268,210 |
| Resident Outbldg  | 1.00 | 1,260   |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 01-Apr-2011  
Sale price: 425,000  
Sale valid:

## Values

Mkt value :  
Cost value: 519,957

## Summary

|                   |         |
|-------------------|---------|
| Total assessments | 363,970 |
| Total exemptions  |         |
| Net assessment    | 363,970 |

## Utilities

|       |             |
|-------|-------------|
| Water | Connecticut |
| Sewer | Septic      |
| Gas   | None        |

## Sales ratios

Cost/sale : 1.2234  
Mkt/sale :  
Assmt/sale: .8564

## 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 | 02   | Wood Shingles    |             |  |
| Roof Material  | 01   | Asphalt Shingles |             |  |
| Roof Type      | 01   | Gable            |             |  |
| Foundation     | 01   | Poured Concrete  |             |  |
| Interior Walls | 01   | Plaster          |             |  |
| Floors         | 01   | Hardwood         |             |  |
| Heating System | 01   | Hot Water        |             |  |
| Fuel           | 01   | Oil              |             |  |
| Attic          | 99   | None             |             |  |
| Grade          | 37   | B-               |             |  |
| Garage         | 23   | Attached 3 car   |             |  |
| Area Over Gar. | 03   | Partial          |             |  |
| Basement       | 01   | Full             |             |  |
| Bsmt Fin Qual  | 03   | Rec Room W/ Air  |             |  |
| Air Condition  | 01   | Central Air      |             |  |
| Interior Cond  | 05   | Good             |             |  |
| Exterior Cond  | 05   | Good             |             |  |

| Total Rooms      | 8 | Garage cars     | 3     |
|------------------|---|-----------------|-------|
| Bedrooms         | 4 | Unfinished area |       |
| Family Rooms     | 1 | Dormer linear f |       |
| Full Baths       | 2 | Masonry trim sf |       |
| Half Baths       | 1 | Finish bsmt sz  |       |
| Addtn'l fixtures |   | Rec Room Size   | 469   |
| Whirlpools       | 1 | Living area     | 3,223 |
| Saunas           |   | # Living Units  |       |
| M/F stacks       | 1 |                 |       |
| W/B stacks       | 1 |                 |       |
| W/B openings     | 1 |                 |       |

Actual Year Built: 1969

## Building Valuation Summary

|                |                   |                |            |                           |         |         |
|----------------|-------------------|----------------|------------|---------------------------|---------|---------|
| Dwelling       | Frame             | 2 story w/bsmt |            |                           | Area    |         |
| Basement       | Full              |                |            |                           | 865     | 237,930 |
| Heating        | Yes               | A/C            | Yes        |                           |         | 6,860   |
| Plumbing       | 2 F/B             | 1 H/B          | Add'l fix. | 1 Wh/p                    | Saunas  | 11,000  |
| Attic          | None              | Attic size:    |            |                           |         |         |
| Additions      |                   |                |            |                           |         | 226,522 |
| Other Features | WB Stks M Stks RR |                |            |                           |         | 21,504  |
|                |                   |                |            |                           |         |         |
| Sub-Total      |                   |                |            |                           |         | 503,816 |
| Grade          | B-                | Factor         | 1.1700     |                           |         | 589,465 |
| CDU            |                   | C&D Factor     | 1.00       |                           |         | 589,465 |
| Depreciation   |                   |                |            | 35 %                      | 383,152 |         |
|                |                   |                |            | Computed cost value @ 70% |         | 268,206 |

## Building additions

| Category                 | Type                      | Area  | Value  |
|--------------------------|---------------------------|-------|--------|
| L Living Area            | OVER Frame Overhang       | 34    | 3,114  |
| L Living Area            | OVER Frame Overhang       | 19    | 1,740  |
| P Porches, Patios, Decks | F0FF Frame open first flo | 105   | 6,397  |
| P Porches, Patios, Decks | DECK Wood deck            | 558   | 14,781 |
| G Garages                | FRL Attached frame GT 65  | 820   | 36,738 |
| L Living Area            | FRUF Frame upper full     | 524   | 43,875 |
| L Living Area            | FRFF Frame first floor    | 308   | 35,260 |
| L Living Area            | BSMT Basement addition    | 308   | 5,676  |
| L Living Area            | FRFF Frame first floor    | 240   | 27,475 |
| L Living Area            | OVER Frame Overhang       | 48    | 4,396  |
| L Living Area            | AIR Air conditioning      | 1,173 | 3,566  |
| L Living Area            | FRFF Frame first floor    | 320   | 36,634 |
| L Living Area            | BSMT Basement addition    | 320   | 5,897  |
| L Living Area            | AIR Air conditioning      | 320   | 973    |

Total additions 226,522

## Outbuilding Information

| Description  | Wid | Len | Area  | Rate  | Year | Cnd | RCN           | Depr | Value |
|--------------|-----|-----|-------|-------|------|-----|---------------|------|-------|
| RS1 Frame    | 10  | 12  | 120   | 30.00 |      | C   | 3,600         | 50   | 1,800 |
| Utility Shed |     |     |       |       |      |     |               |      |       |
| Value at 70% |     |     | 1,260 |       |      |     | Value at 100% |      | 1,800 |

