

Property at 00028 ANDREA LANE

Prop ID 1050028

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

Administrative Information

Owner name: CAWLEY RYAN C & KAMA A
 Second name:
 Address: 28 ANDREA LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 005 Clerk map:
 Lot: 1050028 Neigh.: Zone: R30 Vol: 695 Page: 763

Assessments

Assmt category	Qty	Amount
Resident Land	.69	94,500
Resident Dwelling	1.00	205,190
Resident Outbldg	1.00	1,680

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 18-Mar-2016
 Sale price: 308,000
 Sale valid:

Values

Mkt value :
 Cost value: 430,529

Summary

Total assessments	301,370
Total exemptions	
Net assessment	301,370

Utilities

	Connecticut
Water	
Sewer	
Gas	

Sales ratios

Cost/sale : 1.3978
 Mkt/sale :
 Assmt/sale: .9785

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	09	Dutch Colonial		
Exterior Walls	03	Aluminum Siding		
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	22	Attached 2 car		
Area Over Gar.	99	None		
Basement	01	Full		
Bsmt Fin Qual	03	Rec Room W/ Air		
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	894	243,590
Basement	Full				
Heating	Yes	A/C Yes			7,020
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		8,500
Additions					77,953
Other Features	Mason Trim	WB Stks	RR		20,839
Sub-Total					357,902
Grade	B-	Factor 1.1700			418,745
CDU		C&D Factor 1.00			418,745
Depreciation		30 %			293,122
Computed cost value @ 70%					205,185

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	60	3,656
L Living Area	FRFF Frame first floor	296	33,886
L Living Area	BSMT Basement addition	296	5,455
P Porches, Patios, Decks	CPAT Concrete patio	120	1,023
P Porches, Patios, Decks	FEFF Frame enclosed first	18	1,717
L Living Area	OVER Frame Overhang	78	7,144
G Garages	FR Attached frame LE 65	550	24,172
L Living Area	AIR Air conditioning	296	900

Total additions 77,953

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	16	160	30.00	1996	C	4,800	50	2,400
Utility Shed									
Value at 70%					1,680	Value at 100%			
						2,400			

