

Property at 00005 BILLINGSGATE

Prop ID 1310005

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Administrative Information

Owner name: FIEJDASZ KINGA AND
Second name: BOGUCKI GRACJAN D
Address: 5 BILLINGSGATE
City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
Lot: 1310005 Neigh.: AR Zone: R40 Vol: 806 Page: 264

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 13-Aug-2025
Resident Land	.92	122,500				Sale price: 840,000
Resident Dwelling	1.00	352,840				Sale valid:
					Values	
Resident Excess	.11	580				Mkt value :
						Cost value: 679,886
Summary			Utilities		Sales ratios	
Total assessments		475,920	Water	Connecticut	Cost/sale :	.8094
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		475,920	Gas	None	Assmt/sale:	.5666

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	175,000	175,000			175,000	122,500
Primary Site		40,075						
RES	12	.110	7,500	825			825	578
Residual		4,792						
1.030 acres				Total land value			175,825	123,078

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	3
Floors	01	Hardwood	Bedrooms	4
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	47	A-	Full Baths	2
Garage	23	Attached 3 car	Masonry trim sf	880
Area Over Gar.	99	None	Half Baths	2
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	5
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,540
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 1987	

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	1,408
Basement	Full		343,970
Heating	Yes	A/C Yes	9,850
Plumbing	2 F/B	2 H/B	5 Add'l fix.
Attic	None	1 Wh/p	Saunas
Additions		Attic size:	17,000
Other Features	Mason Trim	WB Stks	135,588
			28,406
Sub-Total			534,814
Grade	A-	Factor 1.4500	775,480
CDU		C&D Factor 1.00	775,480
Depreciation		35 %	504,062
Computed cost value @ 70%			352,843

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	280	32,055
L Living Area	FRFF Frame first floor	180	20,607
L Living Area	FRUH Frame upper half	280	14,318
G Garages	FR Attached frame LE 65	660	28,464
L Living Area	FRFF Frame first floor	40	4,579
L Living Area	BSMT Basement addition	180	3,317
L Living Area	BSMT Basement addition	40	737
L Living Area	OVER Frame Overhang	16	1,465
P Porches, Patios, Decks	DECK Wood deck	110	2,914
P Porches, Patios, Decks	FEFF Frame enclosed first	210	20,026
L Living Area	BSMT Basement addition	280	5,160
L Living Area	AIR Air conditioning	180	547
L Living Area	AIR Air conditioning	40	122
L Living Area	AIR Air conditioning	280	851
L Living Area	AIR Air conditioning	140	426

Total additions 135,588

