

Property at 00014 BILLINGSGATE

Prop ID 1310014

Printed 05-Feb-2024 12:37 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: OBREBSKI ROBERT AND
 Second name: MONICA M
 Address: 14 BILLINGSGATE
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
 Lot: 1310014 Neigh.: AR Zone: R40 Vol: 698 Page: 268

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 21-Jun-2016
Resident Land	.92	122,500				Sale price: 425,000
Resident Dwelling	1.00	328,190				Sale valid:
					Values	
Resident Excess	.80	4,200			Mkt value :	
					Cost value:	649,843
Summary			Utilities		Sales ratios	
Total assessments		454,890	Water	Connecticut	Cost/sale :	1.5290
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		454,890	Gas	None	Assmt/sale:	1.0703

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	.800	7,500	6,000			6,000	4,200
Residual		34,848						
1.720 acres				Total land value			181,000	126,700

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	393,910
Basement	Full		2,640	
Heating	Yes	A/C Yes		11,220
Plumbing	3 F/B	H/B 4 Add'l fix. 1 Wh/p	Saunas	14,500
Attic	None	Attic size:		
Additions				76,000
Other Features		WB Stks		38,659
Sub-Total				534,289
Grade	B+	Factor 1.3500		721,290
CDU		C&D Factor 1.00		721,290
Depreciation		35 %		468,839
Computed cost value @ 70%				328,187

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	160	4,238
P Porches, Patios, Decks	DECK Wood deck	378	10,013
P Porches, Patios, Decks	FEFF Frame enclosed first	224	21,361
G Garages	FR Attached frame LE 65	832	35,175
L Living Area	OVER Frame Overhang	11	1,007
L Living Area	OVER Frame Overhang	14	1,282
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924
Total additions			76,000

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	10	Vertical Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Garage cars	3
Floors	01	Hardwood	Bedrooms	3
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	3
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	
Basement	01	Full	Finish bsmt sz	1,040
Bsmt Fin Qual	05	Living Area W/ A	Addtn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	2,665
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	1
Actual Year Built: 1987				

