

Property at 00015 BILLINGSGATE

Prop ID 1310015

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Administrative Information

Owner name: GUEST FRANK AND
 Second name: CROSSETT MEAGAN E
 Address: 15 BILLINGSGATE
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
 Lot: 1310015 Neigh.: AR Zone: R40 Vol: 729 Page: 729

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 21-Jun-2019
Resident Land	.92	122,500				Sale price: 585,000
Resident Dwelling	1.00	371,340				Sale valid:
					Values	
Resident Excess	.80	4,200			Mkt value :	
					Cost value:	711,486
Summary			Utilities		Sales ratios	
Total assessments		498,040	Water	Connecticut	Cost/sale :	1.2162
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		498,040	Gas	None	Assmt/sale:	.8514

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

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	9
Interior Walls	02	Drywall	Garage cars	3
Floors	01	Hardwood	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	07	Propane Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	47	A-	Full Baths	3
Garage	23	Attached 3 car	Masonry trim sf	1,008
Area Over Gar.	01	Fully Finished	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	Living area	3,875
Exterior Cond	05	Good	Whirlpools	
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	3
			Actual Year Built: 1987	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,488	359,600
Basement	Full				
Heating	Yes	A/C Yes			10,290
Plumbing	3 F/B	2 H/B	5 Add'l fix.	Wh/p	19,500
Attic	None		Attic size:		
Additions					140,384
Other Features	Mason Trim	WB Stks			33,075
Sub-Total					562,849
Grade	A-	Factor 1.4500			816,131
CDU		C&D Factor 1.00			816,131
Depreciation		35 %			530,485
Computed cost value @ 70%					371,340

Building additions

Category	Type	Area	Value
L Living Area	FRUF Frame upper full	832	69,663
G Garages	FR Attached frame LE 65	832	35,175
L Living Area	AIR Air conditioning	832	2,529
P Porches, Patios, Decks	DECK Wood deck	345	9,139
P Porches, Patios, Decks	FOFF Frame open first flo	228	13,891
L Living Area	OVER Frame Overhang	12	1,099
L Living Area	FRFF Frame first floor	27	3,091
L Living Area	BSMT Basement addition	27	498
L Living Area	OVER Frame Overhang	56	5,129
L Living Area	AIR Air conditioning	56	170
Total additions			140,384

