

Property at 00047 BUCKBOARD LANE

Prop ID 1550047

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Administrative Information

Owner name: LEBL JOHN A & ELIZABETH M
Second name:
Address: 47 BUCKBOARD LANE
City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
Lot: 1550047 Neigh.: Zone: R40 Vol: 791 Page: 1077

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 11-Mar-2024
Resident Land	.92	115,500				Sale price: 670,000
Resident Dwelling	1.00	245,320				Sale valid:
					Values	
Resident Excess	.03	160				Mkt value : Cost value: 515,686
Summary			Utilities		Sales ratios	
Total assessments		360,980	Water	Connecticut	Cost/sale :	.7697
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		360,980	Gas	None	Assmt/sale:	.5388

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	165,000	165,000			165,000	115,500
Primary Site	40,075							
RES	12	.030	7,500	225			225	158
Residual	1,307							
		.950 acres	Total land value				165,225	115,658

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	4
Floors	07	Hardwood/Carpet	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	1
Grade	40	B	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1976	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,176	298,670
Basement	Full			
Heating	Yes	A/C Yes		8,570
Plumbing	2 F/B	1 H/B 1 Add'l fix.	Wh/p	9,000
Attic	None	Attic size:		
Additions				88,394
Other Features		WB Stks	RR	23,266
Sub-Total				427,900
Grade	B	Factor 1.2600		539,154
CDU		C&D Factor 1.00		539,154
Depreciation		35 %		350,450
Computed cost value @ 70%				245,315

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	42	3,847
L Living Area	FRFF Frame first floor	484	55,409
G Garages	FR Attached frame LE 65	572	25,031
L Living Area	AIR Air conditioning	42	128
L Living Area	AIR Air conditioning	484	1,471
P Porches, Patios, Decks	BPAT Brick/flagstone pati	110	2,508
Total additions			88,394

Scale: 1" = 7.69 feet