

Property at 00051 BUCKBOARD LANE

Prop ID 1550051

Printed 05-Feb-2024 1:39 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: THOMAS BENJAMIN M TRUSTEE
 Second name:
 Address: 51 BUCKBOARD LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 1550051 Neigh.: Zone: R40 Vol: 778 Page: 949

Assessments

Assmt category	Qty	Amount
Resident Land	.92	115,500
Resident Dwelling	1.00	220,060

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 01-Sep-1977
 Sale price: 93,500
 Sale valid:

Values

Mkt value :
 Cost value: 480,200

Summary

Total assessments	336,140
Total exemptions	
Net assessment	336,140

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 5.1358
 Mkt/sale :
 Assmt/sale: 3.5951

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	.110	7,500	825			825	578
Residual	4,792							

1.030 acres

Total land value

165,825

116,078

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	270,540
Basement	Full		1,032	
Heating	Yes	A/C No		
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				8,500
Other Features	WB Stks	RR		84,551
				20,261

Sub-Total		383,852
Grade B	Factor 1.2600	483,654
CDU	C&D Factor 1.00	483,654
Depreciation	35 %	314,375
	Computed cost value @ 70%	220,063

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	86	7,876
L Living Area	FRFF Frame first floor	66	7,556
L Living Area	FRFF Frame first floor	126	14,425
L Living Area	BSMT Basement addition	126	2,322
P Porches, Patios, Decks	FEFF Frame enclosed first	208	19,835
P Porches, Patios, Decks	DECK Wood deck	304	8,053
G Garages	FR Attached frame LE 65	558	24,484

Total additions 84,551

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	04	Colonial	
Exterior Walls	03	Aluminum Siding	
Roof Material	01	Asphalt Shingles	
Roof Type	02	Hip	
Foundation	01	Poured Concrete	
Interior Walls	02	Drywall	
Floors	07	Hardwood/Carpet	
Heating System	01	Hot Water	
Fuel	01	Oil	
Attic	99	None	
Grade	40	B	
Garage	22	Attached 2 car	
Area Over Gar.	99	None	
Basement	01	Full	
Bsmt Fin Qual	02	Rec Room w/o air	
Air Condition	99	None	
Interior Cond	05	Good	
Exterior Cond	05	Good	

Actual Year Built: 1977

