

Property at 00003 COPPLESTONE

Prop ID 1910003

Printed 05-Feb-2025 8:33 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MARFO REUBEN BREFO & SONIA
 Second name:
 Address: 3 COPPLESTONE
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 1910003 Neigh.: Zone: R30 Vol: 798 Page: 292

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 30-Oct-2024
Resident Land	.69	115,500				Sale price: 552,000
Resident Dwelling	1.00	240,280				Sale valid:
Resident Outbldg	1.00	840				Values
					Mkt value :	
					Cost value: 509,457	
Summary			Utilities		Sales ratios	
Total assessments	356,620		Water	Connecticut	Cost/sale :	.9229
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	356,620		Gas	CNG	Assmt/sale:	.6461

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.690	165,000	165,000			165,000	115,500
Primary Site		30,056						
		.690 acres		Total land value			165,000	115,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Bedrooms	4
Floors	07	Hardwood/Carpet	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	02	Natural Gas	Half Baths	1
Attic	99	None	Addtn'l fixtures	2
Grade	40	B	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	2
Bsmt Fin Qual	01	Unfinished	W/B openings	2
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1979	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt			Area	
Basement	Full with walk				1,246	312,340
Heating	Yes	A/C No				
Plumbing	2 F/B	1 H/B	2 Add'l fix.	Wh/p	Saunas	9,500
Attic	None	Attic size:				
Additions						83,779
Other Features	WB Stks					13,500
Sub-Total						419,119
Grade	B	Factor		1.2600		528,090
CDU		C&D Factor	1.00			528,090
Depreciation				35 %		343,259
					Computed cost value @ 70%	240,281

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	20	2,290
P Porches, Patios, Decks	FEFF Frame enclosed first	200	19,072
L Living Area	FRFF Frame first floor	196	22,438
L Living Area	BSMT Basement addition	196	3,612
L Living Area	OVER Frame Overhang	40	3,663
P Porches, Patios, Decks	FOFF Frame open first flo	56	3,412
G Garages	FR Attached frame LE 65	576	25,187
P Porches, Patios, Decks	BPAT Brick/flagstone pati	180	4,105
Total additions			83,779

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	10	80	30.00		C	2,400	50	1,200
Utility Shed									
Value at 70%		840	Value at 100%		1,200				

