

Property at 00038 COPPLESTONE

Prop ID 1910038

Printed 06-Feb-2024 8:49 AM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: LIN YEECHUNG FREDERICK AND  
 Second name: DEBBIE C  
 Address: 38 COPPLESTONE  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 024 Clerk map:  
 Lot: 1910038 Neigh.: Zone: R30 Vol: 445 Page: 703

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .87  | 115,500 |
| Resident Dwelling | 1.00 | 229,830 |
| Resident Outbldg  | 1.00 | 1,260   |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 25-Nov-2002  
 Sale price: 393,000  
 Sale valid: Y

## Values

Mkt value :  
 Cost value: 495,129

## Summary

|                   |         |
|-------------------|---------|
| Total assessments | 346,590 |
| Total exemptions  |         |
| Net assessment    | 346,590 |

## Utilities

| Water | Connecticut |
|-------|-------------|
| Sewer | Septic      |
| Gas   | CNG         |

## Sales ratios

Cost/sale : 1.2599  
 Mkt/sale :  
 Assmt/sale: .8819

## Land Information

| Type         | Use | Acres/SqFt | Rate    | Total   | Infl | Fact | Value   | 70% Value |
|--------------|-----|------------|---------|---------|------|------|---------|-----------|
| PRIM         | 11  | .870       | 165,000 | 165,000 |      |      | 165,000 | 115,500   |
| Primary Site |     | 37,897     |         |         |      |      |         |           |

.870 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 |             |  |
| Roof Type      | 01   | Gable            |             |  |
| Foundation     | 01   | Poured Concrete  |             |  |
| Interior Walls | 02   | Drywall          |             |  |
| Floors         | 07   | Hardwood/Carpet  |             |  |
| Heating System | 01   | Hot Water        |             |  |
| Fuel           | 02   | Natural Gas      |             |  |
| Attic          | 99   | None             |             |  |
| Grade          | 40   | B                |             |  |
| Garage         | 22   | Attached 2 car   |             |  |
| Area Over Gar. | 99   | None             |             |  |
| Basement       | 04   | Full with walk-o |             |  |
| Bsmt Fin Qual  | 01   | Unfinished       |             |  |
| Air Condition  | 01   | Central Air      |             |  |
| Interior Cond  | 05   | Good             |             |  |
| Exterior Cond  | 05   | Good             |             |  |

Actual Year Built: 1981

## Building Valuation Summary

|                |                |                |              |       |         |
|----------------|----------------|----------------|--------------|-------|---------|
| Dwelling       | Frame          | 2 story w/bsmt | Area         | 1,092 | 282,260 |
| Basement       | Full with walk |                |              |       |         |
| Heating        | Yes            | A/C Yes        |              |       | 8,110   |
| Plumbing       | 2 F/B          | 1 H/B          | 2 Add'l fix. | Wh/p  | Saunas  |
| Attic          | None           |                | Attic size:  |       | 9,500   |
| Additions      |                |                |              |       | 87,512  |
| Other Features |                | WB Stks        |              |       | 13,500  |

|              |   |                           |  |  |         |
|--------------|---|---------------------------|--|--|---------|
| Sub-Total    |   |                           |  |  | 400,882 |
| Grade        | B | Factor 1.2600             |  |  | 505,111 |
| CDU          |   | C&D Factor 1.00           |  |  | 505,111 |
| Depreciation |   | 35 %                      |  |  | 328,322 |
|              |   | Computed cost value @ 70% |  |  | 229,825 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| G Garages                | FR Attached frame LE 65   | 528  | 23,314 |
| L Living Area            | FRFF Frame first floor    | 380  | 43,503 |
| L Living Area            | BSMT Basement addition    | 380  | 7,003  |
| P Porches, Patios, Decks | DECK Wood deck            | 425  | 11,258 |
| P Porches, Patios, Decks | FOFF Frame open first flo | 21   | 1,279  |
| L Living Area            | AIR Air conditioning      | 380  | 1,155  |

Total additions 87,512

## Outbuilding Information

| Description  | Wid | Len | Area  | Rate  | Year | Cnd | RCN           | Depr | Value |
|--------------|-----|-----|-------|-------|------|-----|---------------|------|-------|
| RS1 Frame    | 10  | 12  | 120   | 30.00 |      | C   | 3,600         | 50   | 1,800 |
| Utility Shed |     |     |       |       |      |     |               |      |       |
| Value at 70% |     |     | 1,260 |       |      |     | Value at 100% |      | 1,800 |

