

Property at 00139 CRAIGEMORE CIRCLE

Prop ID 1960139

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Administrative Information

Owner name: LUBA KEVIN MICHAEL &
 Second name: CLEMENS CHERYL ANN
 Address: 139 CRAIGEMORE CIRCLE
 City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
 Lot: 1960139 Neigh.: Zone: R30 Vol: 816 Page: 346

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 13-Jul-2026
Resident Land	.69	94,500				Sale price: 765,000
Resident Dwelling	1.00	202,170				Sale valid:
Resident Outbldg	1.00	2,030				Values
					Mkt value :	
					Cost value:	426,714
Summary			Utilities		Sales ratios	
Total assessments	298,700		Water	Connecticut	Cost/sale :	.5578
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	298,700		Gas	None	Assmt/sale:	.3905

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.690	135,000	135,000			135,000	94,500
Primary Site		30,056						
		.690 acres		Total land value			135,000	94,500

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	8
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	37	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	06	Ductless Split U		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1969	

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				894	243,590
Basement	Full						
Heating	Yes	A/C Yes					7,020
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas		8,500
Attic	None		Attic size:				
Additions							105,098
Other Features		WB Stks	RR				15,558
Sub-Total							379,766
Grade	B-		Factor 1.1700				444,326
CDU			C&D Factor 1.00				444,326
Depreciation			35 %				288,812
Computed cost value @ 70%							202,168

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	301	34,459
L Living Area	BSMT Basement addition	301	5,547
P Porches, Patios, Decks	FOFF Frame open first flo	64	3,899
L Living Area	OVER Frame Overhang	97	8,884
P Porches, Patios, Decks	CPAT Concrete patio	120	1,023
P Porches, Patios, Decks	CPAT Concrete patio	420	3,580
P Porches, Patios, Decks	FEFF Frame enclosed first	256	24,413
G Garages	FR Attached frame LE 65	504	22,378
L Living Area	AIR Air conditioning	301	915
Total additions			105,098

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	16	192	30.00	2012	C	5,760	50	2,900
Utility Shed									
Value at 70%			2,030				Value at 100%		2,900

