

Property at 00004 CRICKET LANE

Prop ID 1980004

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Administrative Information

Owner name: LORD SALLY W TRUSTEE
Second name:
Address: 4 CRICKET LANE
City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
Lot: 1980004 Neigh.: Zone: R40 Vol: 700 Page: 34

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 17-Jul-1979
Resident Land	.92	94,500				Sale price: 179,500
Resident Dwelling	1.00	271,520				Sale valid:
					Values	
Resident Excess	.07	370				Mkt value :
						Cost value: 523,414
Summary			Utilities		Sales ratios	
Total assessments		366,390	Water	Connecticut	Cost/sale :	2.9160
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		366,390	Gas	None	Assmt/sale:	2.0412

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	135,000	135,000			135,000	94,500
Primary Site		40,075						
RES	12	.070	7,500	525			525	368
Residual		3,049						
				.990 acres	Total land value		135,525	94,868

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	09	Dutch Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	52
Grade	43	B+	Full Baths	3
Garage	22	Attached 2 car	Masonry trim sf	240
Area Over Gar.	99	None	Half Baths	
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	1
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	2,856
Exterior Cond	05	Good	Whirlpools	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	3
			Actual Year Built: 1979	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,208	304,910
Basement	Full				
Heating	Yes	A/C Yes			8,750
Plumbing	3 F/B	H/B 1 Add'l fix.	Wh/p	Saunas	10,500
Attic	None	Attic size:			
Additions					97,805
Other Features	Mason Trim	WB Stks			20,065
Sub-Total					442,030
Grade	B+	Factor 1.3500			596,741
CDU		C&D Factor 1.00			596,741
Depreciation		35 %			387,882
Computed cost value @ 70%					271,517

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	416	47,624
L Living Area	BSMT Basement addition	416	7,666
P Porches, Patios, Decks	FOFF Frame open first flo	24	1,462
L Living Area	FRUF Frame upper full	24	2,010
L Living Area	AIR Air conditioning	416	1,265
G Garages	FR Attached frame LE 65	528	23,314
P Porches, Patios, Decks	DECK Wood deck	546	14,464
Total additions			97,805

