

Property at 00005 CRICKET LANE

Prop ID 1980005

Printed 06-Feb-2024 10:04 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MOOSAVI ALI
 Second name:
 Address: 5 CRICKET LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 1980005 Neigh.: Zone: R40 Vol: 436 Page: 643

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 26-Aug-2002
Resident Land	.92	94,500				Sale price: 410,000
Resident Dwelling	1.00	283,230				Sale valid: Y
					Values	
Resident Excess	.29	1,520				Mkt value :
						Cost value: 541,786
Summary			Utilities		Sales ratios	
Total assessments		379,250	Water	Connecticut	Cost/sale :	1.3214
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		379,250	Gas	None	Assmt/sale:	.9250

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	.290	7,500	2,175			2,175	1,523
Residual		12,632						
1.210 acres				Total land value			137,175	96,023

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Family Rooms	1
Fuel	01	Oil	Dormer linear f	38
Attic	99	None	Full Baths	2
Grade	40	B	Half Baths	
Garage	12	Basement 2 car	Addtn'l fixtures	
Area Over Gar.	01	Fully Finished	Whirlpools	1
Basement	01	Full	Saunas	
Bsmt Fin Qual	01	Unfinished	# Living Units	
Air Condition	01	Central Air	M/F stacks	
Interior Cond	05	Good	W/B stacks	2
Exterior Cond	05	Good	W/B openings	3
			Actual Year Built: 1982	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	1,280	278,130
Basement	Full				
Heating	Yes	A/C Yes			7,970
Plumbing	2 F/B	H/B Add'l fix.	1 Wh/p	Saunas	7,500
Attic	None	Attic size:			
Additions					179,431
Other Features	WB Stks		Bsmt Gar		21,000
Sub-Total					494,031
Grade	B	Factor 1.2600			622,479
CDU		C&D Factor 1.00			622,479
Depreciation		35 %			404,611
Computed cost value @ 70%					283,228

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	572	65,483
L Living Area	BSMT Basement addition	572	10,541
L Living Area	FATT Full finished attic	572	20,659
L Living Area	AIR Air conditioning	572	1,739
P Porches, Patios, Decks	BPAT Brick/flagstone pati	120	2,736
L Living Area	FRFF Frame first floor	192	21,980
L Living Area	AIR Air conditioning	192	584
L Living Area	FRFF Frame first floor	64	7,327
L Living Area	BSMT Basement addition	64	1,179
L Living Area	AIR Air conditioning	64	195
L Living Area	FRFF Frame first floor	400	45,792
L Living Area	AIR Air conditioning	400	1,216

Total additions 179,431

