

Property at 00011 CRICKET LANE

Prop ID 1980011

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Administrative Information

Owner name: MORRISON LEAH D & KEEGAN G
 Second name:
 Address: 11 CRICKET LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 1980011 Neigh.: Zone: R40 Vol: 815 Page: 105

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 27-May-2026
Resident Land	.92	94,500				Sale price: 850,000
Resident Dwelling	1.00	318,760				Sale valid:
					Values	
Resident Excess	1.78	9,350			Mkt value :	
					Cost value:	603,729
Summary			Utilities		Sales ratios	
Total assessments		422,610	Water	Connecticut	Cost/sale :	.7103
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		422,610	Gas	None	Assmt/sale:	.4972

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	1.780	7,500	13,350		13,350	9,345
Residual		77,537					
2.700 acres				Total land value		148,350	103,845

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
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	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	2
Garage	22	Attached 2 car	Half Baths	1
Area Over Gar.	99	None	Masonry trim sf	
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	350
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,300
			# Living Units	1
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 1986	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,334	329,520
Basement	Full				
Heating	Yes	A/C Yes			9,440
Plumbing	2 F/B	1 H/B 2 Add'l fix.	1 Wh/p	Saunas	12,000
Attic	None	Attic size:			
Additions					145,703
Other Features		WB Stks	RR		22,271
Sub-Total					518,934
Grade	B+	Factor 1.3500			700,561
CDU		C&D Factor 1.00			700,561
Depreciation		35 %			455,365
Computed cost value @ 70%					318,756

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	676	29,088
L Living Area	FRFF Frame first floor	632	72,352
L Living Area	BSMT Basement addition	632	11,646
L Living Area	AIR Air conditioning	632	1,921
P Porches, Patios, Decks	FOFF Frame open first flo	28	1,706
P Porches, Patios, Decks	DECK Wood deck	288	7,629
P Porches, Patios, Decks	FEFF Frame enclosed first	224	21,361
Total additions			145,703

