

Property at 00009 DELBON LANE

Prop ID 2100009

Printed 06-Feb-2024 10:49 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: KAIN MATTHEW AND
 Second name: PAUL JACQUELINE
 Address: 9 DELBON LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 005 Clerk map:
 Lot: 2100009 Neigh.: Zone: R15 Vol: 733 Page: 1040

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 25-Oct-2019
Resident Land	.34	94,500				Sale price: 315,100
Resident Dwelling	1.00	149,080				Sale valid:
Resident Outbldg	1.00	1,260				Values
						Mkt value :
Resident Excess	.04	210				Cost value: 350,071
Summary			Utilities		Sales ratios	
Total assessments		245,050	Water	Connecticut	Cost/sale :	1.1110
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		245,050	Gas	None	Assmt/sale:	.7777

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.340	135,000	135,000			135,000	94,500
Primary Site		14,810						
RES	12	.040	7,500	300			300	210
Residual		1,742						
		.380 acres		Total land value			135,300	94,710

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Bedrooms	3
Floors	06	W/W over wood	Family Rooms	8
Heating System	01	Hot Water	Full Baths	3
Fuel	01	Oil	Half Baths	
Attic	04	Fully finished w	Addtn'l fixtures	1
Grade	30	C	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	1
Basement	01	Full	W/B stacks	
Bsmt Fin Qual	01	Unfinished	W/B openings	
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1979	

Building Valuation Summary

		Area	
Dwelling	Frame	1 story w/bsmt	1,000
Basement	Full		178,090
Heating	Yes	A/C Yes	5,130
Plumbing	3 F/B	H/B 1 Add'l fix.	10,500
Attic	Fully finished w/WH	Wh/p Saunas	34,146
Additions		Attic size: 1,000	81,360
Other Features		M Stks RR	18,415
Sub-Total			327,641
Grade	C	Factor 1.0000	327,641
CDU		C&D Factor 1.00	327,641
Depreciation		35 %	212,967
		Computed cost value @ 70%	149,077

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	356	9,430
G Garages	FR Attached frame LE 65	400	18,320
L Living Area	FRFF Frame first floor	96	10,990
L Living Area	BSMT Basement addition	96	1,769
P Porches, Patios, Decks	FOFF Frame open first flo	32	1,950
L Living Area	FRFF Frame first floor	315	36,062
L Living Area	AIR Air conditioning	315	958
P Porches, Patios, Decks	DECK Wood deck	60	1,589
L Living Area	AIR Air conditioning	96	292
Total additions			81,360

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

