

Property at 00026 DELBON LANE

Prop ID 2100026

Printed 06-Feb-2024 10:51 AM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: MATHER SARA  
 Second name:  
 Address: 26 DELBON LANE  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 005 Clerk map: 96 011  
 Lot: 2100026 Neigh.: Zone: R15 Vol: 722 Page: 272

## Assessments

| Assmt category    | Qty  | Amount  | Exempt Cat | Amount | Last sale              |
|-------------------|------|---------|------------|--------|------------------------|
| Resident Land     | .34  | 94,500  |            |        | Sale date: 20-Aug-2018 |
| Resident Outbldg  | 1.00 | 980     |            |        | Sale price: 316,000    |
| Resident Dwelling | 1.00 | 129,890 |            |        | Sale valid:            |

## Values

| Assmt category  | Qty | Amount | Exempt Cat | Amount | Values              |
|-----------------|-----|--------|------------|--------|---------------------|
| Resident Excess | .46 | 2,410  |            |        | Mkt value :         |
|                 |     |        |            |        | Cost value: 325,400 |

## Summary

| Summary           | Amount  | Utilities         | Sales ratios       |
|-------------------|---------|-------------------|--------------------|
| Total assessments | 227,780 | Water Connecticut | Cost/sale : 1.0297 |
| Total exemptions  |         | Sewer Septic      | Mkt/sale :         |
| Net assessment    | 227,780 | Gas None          | Assmt/sale: .7208  |

## 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  | .459       | 7,500   | 3,443   |           | 3,443   | 2,410     |
| Residual     |     | 19,994     |         |         |           |         |           |

.799 acres Total land value 138,443 96,910

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium |
|----------------|------|------------------|-------------|
| Style          | 02   | Cape             |             |
| Exterior Walls | 04   | Vinyl Siding     |             |
| Roof Material  | 01   | Asphalt Shingles |             |
| Roof Type      | 01   | Gable            |             |
| Foundation     | 01   | Poured Concrete  |             |
| Interior Walls | 02   | Drywall          |             |
| Floors         | 05   | W/W over sub-flo |             |
| Heating System | 01   | Hot Water        |             |
| Fuel           | 01   | Oil              |             |
| Attic          | 99   | None             |             |
| Grade          | 30   | C                |             |
| Garage         | 12   | Basement 2 car   |             |
| Area Over Gar. | 99   | None             |             |
| Basement       | 01   | Full             |             |
| Bsmt Fin Qual  | 01   | Unfinished       |             |
| Air Condition  | 99   | None             |             |
| Interior Cond  | 05   | Good             |             |
| Exterior Cond  | 05   | Good             |             |

Actual Year Built: 1980

## Building Valuation Summary

| Dwelling       | Frame | 1 1/2 story w/bsmt | Area     | Value        |
|----------------|-------|--------------------|----------|--------------|
| Basement       | Full  |                    | 1,100    | 247,480      |
| Heating        | Yes   | A/C No             |          |              |
| Plumbing       | 2 F/B | H/B 1 Add'l fix.   | Wh/p     | Saunas 5,500 |
| Attic          | None  | Attic size:        |          |              |
| Additions      |       |                    |          | 27,490       |
| Other Features |       |                    | Bsmt Gar | 5,000        |

| Sub-Total                 | Value   |
|---------------------------|---------|
| Grade C                   | 285,470 |
| CDU                       | 285,470 |
| Depreciation              | 185,556 |
| Computed cost value @ 70% | 129,889 |

## Building additions

| Category                 | Type                   | Area | Value  |
|--------------------------|------------------------|------|--------|
| L Living Area            | FRFF Frame first floor | 192  | 21,980 |
| P Porches, Patios, Decks | DECK Wood deck         | 208  | 5,510  |

Total additions 27,490

## Outbuilding Information

| Description  | Wid | Len | Area | Rate  | Year | Cnd | RCN   | Depr | Value |
|--------------|-----|-----|------|-------|------|-----|-------|------|-------|
| RS1 Frame    | 8   | 12  | 96   | 30.00 |      | C   | 2,880 | 50   | 1,400 |
| Utility Shed |     |     |      |       |      |     |       |      |       |

Value at 70% 980

Value at 100% 1,400

