

Property at 00010 EDDY STREET

Prop ID 2170010

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Administrative Information

Owner name: HOLLOWAY RICHARD F AND
 Second name: FAHEY PAMELA J
 Address: 10 EDDY STREET
 City/state: AVON CT Zip: 06001

Location Information

Map: 008 Clerk map:
 Lot: 2170010 Neigh.: Zone: R15 Vol: 219 Page: 70

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 14-Feb-1989	
Resident Land	.29	87,500	AFA Veteran	3,500	Sale price:	129,000
Resident Dwelling	1.00	148,160	CFB Add Vet	1,750	Sale valid:	
Resident Outbldg	2.00	17,780	DAC Veteran	10,000		
			Values		Sales ratios	
Summary			Utilities			
Total assessments	253,440		Water Connecticut		Cost/sale :	2.8066
Total exemptions	15,250		Sewer Public sewer		Mkt/sale :	
Net assessment	238,190		Gas None		Assmt/sale:	1.9647

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.290	125,000	125,000		125,000	87,500
Primary Site		12,632					
		.290 acres		Total land value		125,000	87,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	17	Old style		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	01	Plaster	Bedrooms	2
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	30	C	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
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: 1916	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	
Basement	Full		520	170,550
Heating	Yes	A/C Yes		4,960
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	5,000
Attic	None	Attic size:		
Additions				145,119
Other Features				
Sub-Total				325,629
Grade	C	Factor 1.0000		325,629
CDU		C&D Factor 1.00		325,629
Depreciation		35 %		211,659
Computed cost value @ 70%				148,161

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	108	12,364
P Porches, Patios, Decks	FOFF Frame open first flo	70	4,265
L Living Area	FRUF Frame upper full	70	5,861
L Living Area	AIR Air conditioning	70	213
L Living Area	FRFF Frame first floor	63	7,212
L Living Area	FRUF Frame upper full	63	5,275
L Living Area	AIR Air conditioning	63	192
G Garages	FR Attached frame LE 65	624	27,060
L Living Area	FRUF Frame upper full	624	52,248
P Porches, Patios, Decks	DECK Wood deck	657	17,404
L Living Area	FRFF Frame first floor	98	11,219
L Living Area	BSMT Basement addition	98	1,806
Total additions			145,119

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame Utility Shed	8	12	96	30.00		C	2,880	50	1,400
RP1 Pool w/ Plastic Linr	18	36	648	74.05		C	47,984	50	24,000
Value at 70%		17,780	Value at 100%		25,400				

