

Property at 00015 EDDY STREET

Prop ID 2170015

Printed 22-Aug-2025 8:28 AM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: FIFTEEN EDDY AVON LLC  
Second name:  
Address: 254 PROSPECT AVENUE  
City/state: HARTFORD CT Zip: 06106

## Location Information

Map: 008 Clerk map:  
Lot: 2170015 Neigh.: Zone: R15 Vol: 805 Page: 1228

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .34  | 87,500  |
| Resident Dwelling | 1.00 | 138,910 |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 04-Aug-2025  
Sale price: 350,000  
Sale valid:

## Values

|                 |     |     |             |         |
|-----------------|-----|-----|-------------|---------|
| Resident Excess | .09 | 470 | Mkt value : |         |
|                 |     |     | Cost value: | 324,114 |

## Summary

|                   |         |
|-------------------|---------|
| Total assessments | 226,880 |
| Total exemptions  |         |
| Net assessment    | 226,880 |

## Utilities

|       |        |
|-------|--------|
| Water | Well   |
| Sewer | Septic |
| Gas   | None   |

## Sales ratios

Cost/sale : .9260  
Mkt/sale :  
Assmt/sale: .6482

## Land Information

| Type         | Use    | Acres/SqFt | Rate    | Total   | Infl | Fact | Value   | 70% Value |
|--------------|--------|------------|---------|---------|------|------|---------|-----------|
| PRIM         | 11     | .340       | 125,000 | 125,000 |      |      | 125,000 | 87,500    |
| Primary Site | 14,810 |            |         |         |      |      |         |           |
| RES          | 12     | .090       | 7,500   | 675     |      |      | 675     | 473       |
| Residual     | 3,920  |            |         |         |      |      |         |           |

.430 acres Total land value 125,675 87,973

## Building Valuation Summary

|                |         |                  |      |        |         |
|----------------|---------|------------------|------|--------|---------|
| Dwelling       | Frame   | 2 story w/bsmt   | Area | 1,040  | 272,110 |
| Basement       | Full    |                  |      |        |         |
| Heating        | Yes     | A/C No           |      |        |         |
| Plumbing       | 2 F/B   | H/B 2 Add'l fix. | Wh/p | Saunas | 6,000   |
| Attic          | None    | Attic size:      |      |        |         |
| Additions      |         |                  |      |        | 20,445  |
| Other Features | WB Stks |                  |      |        | 6,750   |

|              |   |                           |         |
|--------------|---|---------------------------|---------|
| Sub-Total    |   |                           | 305,305 |
| Grade        | C | Factor 1.0000             | 305,305 |
| CDU          |   | C&D Factor 1.00           | 305,305 |
| Depreciation |   | 35 %                      | 198,448 |
|              |   | Computed cost value @ 70% | 138,914 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| P Porches, Patios, Decks | FEFF Frame enclosed first | 120  | 11,443 |
| P Porches, Patios, Decks | FEUF Frame enclosed upper | 120  | 6,869  |
| P Porches, Patios, Decks | F0FF Frame open first flo | 20   | 1,219  |
| P Porches, Patios, Decks | F0FF Frame open first flo | 15   | 914    |

Total additions 20,445

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |
|----------------|------|------------------|-------------------------|
| Style          | 98   | Other            |                         |
| Exterior Walls | 05   | Stucco           |                         |
| Roof Material  | 01   | Asphalt Shingles | Story Height 2.0        |
| Roof Type      | 01   | Gable            |                         |
| Foundation     | 01   | Poured Concrete  | Total Rooms 8           |
| Interior Walls | 01   | Plaster          | Bedrooms 4              |
| Floors         | 01   | Hardwood         | Family Rooms            |
| Heating System | 01   | Hot Water        | Full Baths 2            |
| Fuel           | 01   | Oil              | Half Baths              |
| Attic          | 99   | None             | Addn'l fixtures 2       |
| Grade          | 30   | C                | Whirlpools              |
| Garage         | 99   | None             | Saunas                  |
| Area Over Gar. | 99   | None             | M/F stacks              |
| Basement       | 01   | Full             | W/B stacks 1            |
| Bsmt Fin Qual  | 01   | Unfinished       | W/B openings 1          |
| Air Condition  | 99   | None             |                         |
| Interior Cond  | 04   | Average          |                         |
| Exterior Cond  | 04   | Average          | Actual Year Built: 1954 |

