

Property at 00018 EDDY STREET

Prop ID 2170018

Printed 03-Feb-2026 2:55 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: FLAHERTY PATRICK G
 Second name:
 Address: 18 EDDY STREET
 City/state: AVON CT Zip: 06001

Location Information

Map: 008 Clerk map:
 Lot: 2170018 Neigh.: Zone: R15 Vol: 482 Page: 884

Assessments

Assmt category	Qty	Amount
Resident Land	.34	87,500
Resident Dwelling	1.00	87,900
Resident Outbldg	2.00	2,100

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 20-Nov-1998
 Sale price:
 Sale valid:

Values

Mkt value :
 Cost value: 257,929

Summary

Total assessments	180,550
Total exemptions	
Net assessment	180,550

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale :
 Mkt/sale :
 Assmt/sale:

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	.580	7,500	4,350			4,350	3,045
Residual		25,265						

.920 acres Total land value 129,350 90,545

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	17	Old style	
Exterior Walls	04	Vinyl Siding	
Roof Material	01	Asphalt Shingles	
Roof Type	01	Gable	
Foundation	01	Poured Concrete	
Interior Walls	01	Plaster	
Floors	01	Hardwood	
Heating System	01	Hot Water	
Fuel	01	Oil	
Attic	99	None	
Grade	30	C	
Garage	99	None	
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: 1918

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	154,930
Basement	Full		440	
Heating	Yes	A/C No		
Plumbing	1 F/B	H/B Add'l fix.	Wh/p	Saunas
Attic	None	Attic size:		
Additions				38,256
Other Features				

Sub-Total	193,186
Grade C	Factor 1.0000
CDU	C&D Factor 1.00
Depreciation	35 %
Computed cost value @ 70%	87,900

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	20	1,907
P Porches, Patios, Decks	FEFF Frame enclosed first	108	10,299
L Living Area	FRFF Frame first floor	196	22,438
L Living Area	BSMT Basement addition	196	3,612

Total additions 38,256

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	16	160	30.00		D	3,744	50	1,900
Utility Shed									
RS1 Frame	8	12	96	30.00		D	2,246	50	1,100
Utility Shed									
Value at 70%	2,100						Value at 100%		3,000

