

Property at 00024 EDDY STREET

Prop ID 2170024

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Administrative Information

Owner name: BUTLER DAVID H AND
 Second name: TESTA BUTLER KATHERINE M
 Address: 24 EDDY STREET
 City/state: AVON CT Zip: 06001

Location Information

Map: 008 Clerk map:
 Lot: 2170024 Neigh.: Zone: R15 Vol: 777 Page: 330

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale
Resident Land	.34	87,500			Sale date: 11-Aug-2015
Resident Dwelling	1.00	107,530			Sale price: 270,000
Resident Outbldg	1.00	12,250			Sale valid:
					Values
Resident Excess	.35	1,840			Mkt value :
					Cost value: 298,743

Summary

Total assessments	209,120	Water	Connecticut	Cost/sale :	1.1065
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	209,120	Gas	None	Assmt/sale:	.7745

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	.350	7,500	2,625		2,625	1,838
Residual	15,246						

.690 acres Total land value 127,625 89,338

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	01	Ranch	
Exterior Walls	04	Vinyl Siding	
Roof Material	01	Asphalt Shingles	Story Height 1.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 5 Garage cars 2
Interior Walls	01	Plaster	Bedrooms 3 Unfinished area
Floors	01	Hardwood	Family Rooms Dormer linear f
Heating System	01	Hot Water	Full Baths 1 Masonry trim sf
Fuel	01	Oil	Half Baths 1 Finish bsmt sz
Attic	99	None	Addtn'l fixtures Rec Room Size 280
Grade	30	C	Whirlpools Living area 1,248
Garage	32	Detached 2 car	Saunas # Living Units
Area Over Gar.	99	None	M/F stacks
Basement	04	Full with walk-o	W/B stacks 1
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings 2
Air Condition	99	None	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1965

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	210,730
Basement	Full with walk		1,248	
Heating	Yes	A/C No		
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas 3,500
Additions				6,675
Other Features	WB Stks	RR		15,416
Sub-Total				236,321
Grade	C	Factor 1.0000		236,321
CDU		C&D Factor 1.00		236,321
Depreciation		35 %		153,609
		Computed cost value @ 70%		107,526

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	252	6,675

Total additions 6,675

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	24	26	624	55.95		C	34,913	50	17,500
Block Detach Garage									
Value at 70%			12,250				Value at 100%		17,500

