

Property at 00028 EDDY STREET

Prop ID 2170028

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Administrative Information

Owner name: MANGIAFICO KATHRYN
Second name:
Address: 28 EDDY STREET
City/state: AVON CT Zip: 06001

Location Information

Map: 008 Clerk map:
Lot: 2170028 Neigh.: Zone: R15 Vol: 719 Page: 840

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 18-Nov-2014
Resident Land	.34	87,500			Sale price: 246,500
Resident Dwelling	1.00	86,350			Sale valid:
Resident Outbldg	1.00	8,610			Values
Resident Excess	.37	1,940			Mkt value : Cost value: 263,429

Summary

Total assessments	184,400	Water	Connecticut	Cost/sale : 1.0687
Total exemptions		Sewer	Public sewer	Mkt/sale :
Net assessment	184,400	Gas	None	Assmt/sale: .7481

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	.370	7,500	2,775		2,775	1,943
Residual		16,117					
		.710 acres		Total land value		127,775	89,443

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
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
Interior Walls	01	Plaster	Bedrooms	2
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	
Attic	01	Fully Finished	Addtn'l fixtures	
Grade	30	C	Whirlpools	1,125
Garage	11	Basement 1 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1949	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	750	145,200
Basement	Full with walk				
Heating	Yes	A/C	No		
Plumbing	1 F/B	H/B	Add'l fix.	Wh/p	Saunas
Attic	Fully Finished				Attic size: 750
Additions					23,596
Other Features		WB Stks		Bsmt Gar	10,739
					10,250
Sub-Total					189,785
Grade	C	Factor 1.0000			189,785
CDU		C&D Factor 1.00			189,785
Depreciation		35 %			123,360
Computed cost value @ 70%					86,352

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	18	1,097
P Porches, Patios, Decks	FOFF Frame open first flo	80	4,874
P Porches, Patios, Decks	DECK Wood deck	180	4,768

Total additions 10,739

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	20	22	440	55.95	1987	C	24,618	50	12,300
Block Detach Garage									
Value at 70%		8,610	Value at 100%		12,300				

