

Property at 00030 EDDY STREET

Prop ID 2170030

Printed 06-Feb-2024 11:16 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: GUTHRIE STEPHEN B
Second name:
Address: 30 EDDY STREET
City/state: AVON CT Zip: 06001

Location Information

Map: 008 Clerk map:
Lot: 2170030 Neigh.: Zone: R15 Vol: 346 Page: 0092

Assessments

Assmt category	Qty	Amount
Resident Land	.34	87,500
Resident Dwelling	1.00	107,000

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 30-Nov-1988
Sale price:
Sale valid:

Values

Resident Excess	.20	1,050	Mkt value :	
			Cost value:	279,357

Summary

Total assessments	195,550
Total exemptions	
Net assessment	195,550

Utilities

Water	Connecticut
Sewer	Septic
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	.200	7,500	1,500			1,500	1,050
Residual		8,712						

.540 acres

Total land value

126,500

88,550

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	05	Electric B/B	Full Baths 1 Masonry trim sf
Fuel	03	Electric	Half Baths Finish bsmt sz
Attic	99	None	Addn'l fixtures Rec Room Size
Grade	30	C	Whirlpools Living area 1,200
Garage	22	Attached 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	01	Unfinished	W/B openings 1
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 1,200	204,410
Basement	Full with walk			
Heating	Yes	A/C No		
Plumbing	1 F/B	H/B Add'l fix.	Wh/p	Saunas
Attic	None	Attic size:		
Additions				24,016
Other Features	WB Stks			6,750

Sub-Total		235,176
Grade C	Factor 1.0000	235,176
CDU	C&D Factor 1.00	235,176
Depreciation	35 %	152,864
	Computed cost value @ 70%	107,005

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	546	24,016

Total additions 24,016

