

Property at 00031 EDDY STREET

Prop ID 2170031

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Administrative Information

Owner name: REICHLER JUSTIN ELDEN &
Second name: KENYON NICOLE CATHERINE A
Address: 31 EDDY STREET
City/state: AVON CT Zip: 06001

Location Information

Map: 008 Clerk map:
Lot: 2170031 Neigh.: Zone: R15 Vol: 773 Page: 961

Assessments

Assmt category	Qty	Amount
Resident Land	.30	87,500
Resident Dwelling	1.00	119,350
Resident Outbldg	1.00	1,260

Exemptions

Exempt	Cat	Amount
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Last sale

Sale date: 01-Mar-1979
Sale price: 62,500
Sale valid:

Values

Mkt value :
Cost value: 297,300

Summary

Total assessments	208,110
Total exemptions	
Net assessment	208,110

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 4.7568
Mkt/sale :
Assmt/sale: 3.3298

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.300	125,000	125,000			125,000	87,500
Primary Site	13,068							

.300 acres Total land value 125,000 87,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	08	Raised Ranch		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	05	Electric B/B	Full Baths	1
Fuel	03	Electric	Half Baths	1
Attic	99	None	Addn'l fixtures	
Grade	30	C	Whirlpools	
Garage	12	Basement 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	1
Bsmt Fin Qual	05	Living Area W/ A	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1971	

Building Valuation Summary

			Area	
Dwelling	Frame	1 story w/bsmt	1,248	210,730
Basement	Full with walk			
Heating	Yes	A/C Yes		6,050
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				15,418
Other Features	WB Stks		Bsmt Gar	26,599

Sub-Total		262,297
Grade	C	Factor 1.0000
CDU	C&D Factor 1.00	262,297
Depreciation	35 %	170,493
	Computed cost value @ 70%	119,345

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	120	11,443
L Living Area	OVER Frame Overhang	18	1,649
L Living Area	OVER Frame Overhang	24	2,198
L Living Area	AIR Air conditioning	24	73
L Living Area	AIR Air conditioning	18	55

Total additions 15,418

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	12	120	30.00		C	3,600	50	1,800
Utility Shed									
Value at 70%			1,260				Value at 100%		1,800

