

Property at 00032 EDDY STREET

Prop ID 2170032

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Administrative Information

Owner name: LABRADOR LUZ A &
 Second name: TIU MANUEL KIM HUY
 Address: 32 EDDY STREET
 City/state: AVON CT Zip: 06001

Location Information

Map: 008 Clerk map:
 Lot: 2170032 Neigh.: Zone: R15 Vol: 415 Page: 775

Assessments

Assmt category	Qty	Amount
Resident Land	.34	87,500
Resident Dwelling	1.00	92,810
Resident Outbldg	2.00	8,260

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 29-Mar-1990
 Sale price: 150,000
 Sale valid:

Values

Mkt value :
 Cost value: 270,743

Summary

Total assessments	189,520	
Total exemptions		
Net assessment	189,520	

Utilities

Water	Connecticut	
Sewer	Septic	
Gas	None	

Sales ratios

Cost/sale : 1.8050
 Mkt/sale :
 Assmt/sale: 1.2635

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	.180	7,500	1,350			1,350	945
Residual		7,841						

.520 acres

Total land value

126,350

88,445

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	17	Old style		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	5
Interior Walls	01	Plaster	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	
Attic	99	None	Addn'l fixtures	
Grade	30	C	Whirlpools	
Garage	32	Detached 2 car	Saunas	
Area Over Gar.	02	Fully Unfinished	M/F stacks	
Basement	01	Full	W/B stacks	
Bsmt Fin Qual	01	Unfinished	W/B openings	
Air Condition	99	None		
Interior Cond	04	Average		
Exterior Cond	04	Average	Actual Year Built: 1925	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	572	180,710
Basement	Full				
Heating	Yes	A/C No			
Plumbing	1 F/B	H/B Add'l fix.	Wh/p	Saunas	
Attic	None	Attic size:			
Additions					23,268
Other Features					
Sub-Total					203,978
Grade	C	Factor 1.0000			203,978
CDU		C&D Factor 1.00			203,978
Depreciation		35 %			132,586
		Computed cost value @ 70%			92,810

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	160	15,258
P Porches, Patios, Decks	FEFF Frame enclosed first	84	8,010

Total additions 23,268

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	19	20	380	55.95		C	21,261	50	10,600
Block Detach Garage									
RS1 Frame	8	10	80	30.00		C	2,400	50	1,200
Utility Shed									
Value at 70%		8,260					Value at 100%		11,800

