

Property at 00035 EDDY STREET

Prop ID 2170035

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Administrative Information

Owner name: COPPEN BARRY AND PENNY L
 Second name:
 Address: 35 EDDY STREET
 City/state: AVON CT Zip: 06001

Location Information

Map: 008 Clerk map:
 Lot: 2170035 Neigh.: Zone: R15 Vol: 336 Page: 0023

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale
Resident Land	.34	87,500			Sale date: 01-Aug-1997
Resident Dwelling	1.00	98,230			Sale price: 136,000
Resident Outbldg	2.00	13,020			Sale valid: Y
					Values
Resident Excess	.10	530			Mkt value :
					Cost value: 284,686

Summary

Total assessments	199,280	Utilities		Sales ratios
Total exemptions		Water Connecticut		Cost/sale : 2.0933
Net assessment	199,280	Sewer Septic		Mkt/sale :
		Gas None		Assmt/sale: 1.4653

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	.100	7,500	750		750	525
Residual	4,356						
				.440 acres	Total land value	125,750	88,025

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	7
Interior Walls	01	Plaster	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	2
Grade	30	C	Whirlpools	
Garage	32	Detached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	
Bsmt Fin Qual	01	Unfinished	W/B openings	
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1923	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	572	180,710
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	H/B 2 Add'l fix.	Wh/p	Saunas	6,000
Attic	None	Attic size:			
Additions					29,175
Other Features					
Sub-Total					215,885
Grade	C	Factor 1.0000			215,885
CDU		C&D Factor 1.00			215,885
Depreciation		35 %			140,325
Computed cost value @ 70%					98,228

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	120	11,443
L Living Area	FRFF Frame first floor	65	7,441
L Living Area	BSMT Basement addition	65	1,198
L Living Area	FRFF Frame first floor	35	4,007
P Porches, Patios, Decks	DECK Wood deck	192	5,086
Total additions			29,175

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	24	24	576	55.95		C	32,227	50	16,100
Block Detach Garage									
RS1 Frame	12	14	168	30.00		C	5,040	50	2,500
Utility Shed									
Value at 70%		13,020	Value at 100%		18,600				

