

Property at 00038 EDDY STREET

Prop ID 2170038

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Administrative Information

Owner name: ROGERS ANNETTE E
 Second name:
 Address: 38 EDDY STREET
 City/state: AVON CT Zip: 06001

Location Information

Map: 008 Clerk map:
 Lot: 2170038 Neigh.: Zone: R15 Vol: 465 Page: 830

Assessments

Assmt category	Qty	Amount
Resident Land	.34	87,500
Resident Dwelling	1.00	133,050
Resident Outbldg	1.00	11,760

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 03-Jun-2003
 Sale price: 200,000
 Sale valid: Y

Values

Mkt value :
 Cost value: 336,000

Summary

Total assessments	235,200	
Total exemptions		
Net assessment	235,200	

Utilities

Water	Connecticut	
Sewer	Public sewer	
Gas	None	

Sales ratios

Cost/sale : 1.6800
 Mkt/sale :
 Assmt/sale: 1.1760

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	.550	7,500	4,125			4,125	2,888
Residual		23,958						

.890 acres Total land value 129,125 90,388

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	17	Old style		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	01	Plaster		
Floors	01	Hardwood		
Heating System	01	Hot Water		
Fuel	01	Oil		
Attic	02	Unfinished		
Grade	30	C		
Garage	32	Detached 2 car		
Area Over Gar.	99	None		
Basement	01	Full		
Bsmt Fin Qual	01	Unfinished		
Air Condition	99	None		
Interior Cond	04	Average		
Exterior Cond	04	Average		

Actual Year Built: 1917

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	750	215,470
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	H/B 1 Add'l fix.	Wh/p	Saunas	5,500
Attic	Unfinished	Attic size: 750			11,362
Additions					60,087
Other Features					

Sub-Total					292,419
Grade	C	Factor 1.0000			292,419
CDU		C&D Factor 1.00			292,419
Depreciation		35 %			190,072
		Computed cost value @ 70%			133,050

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	154	9,383
P Porches, Patios, Decks	FEUF Frame enclosed upper	35	2,003
P Porches, Patios, Decks	FOFF Frame open first flo	35	2,132
L Living Area	FRFF Frame first floor	117	13,394
L Living Area	FRUF Frame upper full	117	9,796
L Living Area	BSMT Basement addition	117	2,156
L Living Area	FRFF Frame first floor	108	12,364
L Living Area	BSMT Basement addition	108	1,990
L Living Area	FRFF Frame first floor	60	6,869

Total additions 60,087

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	24	25	600	55.95		C	33,570	50	16,800
Block Detach Garage									

Value at 70% 11,760

Value at 100% 16,800

