

Property at 00043 EDDY STREET

Prop ID 2170043

Printed 06-Feb-2024 11:17 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: BUSSOLINI ALISON MARIE &
 Second name: BRUCE B
 Address: 43 EDDY STREET
 City/state: AVON CT Zip: 06001

Location Information

Map: 008 Clerk map:
 Lot: 2170043 Neigh.: Zone: R15 Vol: 695 Page: 533

Assessments

Assmt category	Qty	Amount
Resident Land	.34	87,500
Resident Dwelling	1.00	127,790
Resident Outbldg	2.00	12,460

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 12-Jul-1999
 Sale price:
 Sale valid:

Values

Mkt value :
 Cost value: 327,457

Summary

Total assessments	229,220
Total exemptions	
Net assessment	229,220

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	.280	7,500	2,100			2,100	1,470
Residual		12,197						

.620 acres

Total land value

127,100

88,970

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	17	Old style		
Exterior Walls	04	Vinyl 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	24
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	02	Unfinished	Addn'l fixtures	
Grade	33	C+	Whirlpools	1,568
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	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1927	

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	784
Basement	Full		222,110
Heating	Yes	A/C No	
Plumbing	2 F/B	H/B Add'l fix.	Wh/p Saunas
Attic	Unfinished	Attic size: 784	5,000
Additions			11,704
Other Features			21,239

Sub-Total		260,053
Grade	C+	Factor 1.0800
CDU	C&D Factor 1.00	280,857
Depreciation	35 %	182,557
	Computed cost value @ 70%	127,790

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	24	2,289
P Porches, Patios, Decks	FOFF Frame open first flo	208	12,673
P Porches, Patios, Decks	BPAT Brick/flagstone pati	245	5,587
P Porches, Patios, Decks	CPAT Concrete patio	81	690

Total additions 21,239

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	22	22	484	55.95		C	27,080	50	13,500
Block Detach Garage									
RS1 Frame	12	24	288	30.00	2000	C	8,640	50	4,300
Utility Shed									

Value at 70% 12,460

Value at 100% 17,800

