

Property at 00048 EDDY STREET

Prop ID 2170048

Printed 06-Feb-2024 11:18 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: HOVSEPIAN GIANA
 Second name:
 Address: 48 EDDY STREET
 City/state: AVON CT Zip: 06001

Location Information

Map: 008 Clerk map:
 Lot: 2170048 Neigh.: Zone: R15 Vol: 767 Page: 069

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 05-Oct-2021
Resident Land	.34	87,500			Sale price: 237,500
Resident Dwelling	1.00	81,570			Sale valid:
Resident Outbldg	1.00	9,450			

Values

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 05-Oct-2021
Resident Excess	.45	2,360			Mkt value : Cost value: 258,400

Summary

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 05-Oct-2021
Total assessments		180,880	Water	Connecticut	Cost/sale : 1.0880
Total exemptions			Sewer	Public sewer	Mkt/sale :
Net assessment		180,880	Gas	None	Assmt/sale: .7616

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	.450	7,500	3,375		3,375	2,363
Residual		19,602					

.790 acres Total land value 128,375 89,863

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	17	Old style	
Exterior Walls	04	Vinyl 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	99	None	
Grade	30	C	
Garage	32	Detached 2 car	
Area Over Gar.	99	None	
Basement	01	Full	
Bsmt Fin Qual	99	None	
Air Condition	99	None	
Interior Cond	03	Fair	
Exterior Cond	03	Fair	

Actual Year Built: 1929

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	118,210
Basement	Full		252	
Heating	Yes	A/C No		
Plumbing	1 F/B	H/B 2 Add'l fix.	Wh/p	1,000
Attic	None	Attic size:		
Additions				60,066
Other Features				

Sub-Total	179,276
Grade C	Factor 1.0000
CDU	C&D Factor 1.00
Depreciation	35 %
Computed cost value @ 70%	81,570

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	20	1,219
P Porches, Patios, Decks	FOFF Frame open first flo	70	4,265
L Living Area	FRFF Frame first floor	234	26,789
L Living Area	BSMT Basement addition	234	4,312
P Porches, Patios, Decks	FOFF Frame open first flo	32	1,950
L Living Area	FRFF Frame first floor	162	18,546
L Living Area	BSMT Basement addition	162	2,985

Total additions 60,066

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									

Value at 70% 9,450

Value at 100% 13,500

