

Property at 00055 EDDY STREET

Prop ID 2170055

Printed 07-May-2025 3:16 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: LOPES MATTHEW T
 Second name: C/O THOMAS & ANN
 Address: 55 EDDY STREET
 City/state: AVON CT Zip: 06001

Location Information

Map: 008 Clerk map:
 Lot: 2170055 Neigh.: Zone: R15 Vol: 801 Page: 820

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area 912	215,470
Basement	Full			
Heating	Yes	A/C No		
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas 5,000
Attic	None	Attic size:		
Additions				62,165
Other Features	WB Stks			6,750
Sub-Total				289,385
Grade	C+	Factor 1.0800		312,536
CDU		C&D Factor 1.00		312,536
Depreciation		35 %		203,148
Computed cost value @ 70%				142,204

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 10-Feb-1984
Resident Land	.34	87,500				Sale price: 86,000
Resident Dwelling	1.00	142,200				Sale valid:
Resident Outbldg	1.00	1,470				Values
Resident Excess	.33	1,730				Mkt value :
Summary			Utilities		Sales ratios	
Total assessments		232,900	Water	Well	Cost/sale :	3.8688
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		232,900	Gas	None	Assmt/sale:	2.7081

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	.330	7,500	2,475			2,475	1,733
Residual		14,375						
.670 acres				Total land value			127,475	89,233

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	528	23,314
L Living Area	FRFF Frame first floor	168	19,233
P Porches, Patios, Decks	FOFF Frame open first flo	322	19,618

Total additions 62,165

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	14	140	30.00	2003	C	4,200	50	2,100
Utility Shed									
Value at 70%				1,470	Value at 100%				2,100

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Bedrooms	2
Floors	05	W/W over sub-flo	Family Rooms	38
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	33	C+	Whirlpools	1,536
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	99	None	Actual Year Built: 1984	
Interior Cond	05	Good		
Exterior Cond	05	Good		

