

Property at 00066 EDDY STREET

Prop ID 2170066

Printed 06-Feb-2024 11:19 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: BARRAK MARION L
 Second name:
 Address: 66 EDDY STREET
 City/state: AVON CT Zip: 06001

Location Information

Map: 008 Clerk map:
 Lot: 2170066 Neigh.: Zone: R15 Vol: 519 Page: 549

Assessments

Assmt category	Qty	Amount
Resident Land	.34	105,000
Resident Outbldg	2.00	14,630
Resident Dwelling	1.00	546,710

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 21-Apr-2005
 Sale price: 280,000
 Sale valid:

Values

Mkt value :
 Cost value: 969,057

Summary

Total assessments	678,340
Total exemptions	
Net assessment	678,340

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 3.4609
 Mkt/sale :
 Assmt/sale: 2.4226

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.340	150,000	150,000			150,000	105,000
Primary Site		14,810						
RES	12	4.570	7,500	34,275	.50		17,138	11,997
Residual		199,069						

4.910 acres

Total land value

167,138

116,997

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	02	Hip		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	07	Hardwood/Carpet		
Heating System	02	Forced Hot Air		
Fuel	07	Propane Gas		
Attic	99	None		
Grade	47	A-		
Garage	23	Attached 3 car		
Area Over Gar.	99	None		
Basement	04	Full with walk-o		
Bsmt Fin Qual	03	Rec Room W/ Air		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 2009

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt			Area	
Basement	Full with walk				1,561	373,850
Heating	Yes	A/C	Yes			10,690
Plumbing	4 F/B	1 H/B	1 Add'l fix.	1 Wh/p	Saunas	21,500
Attic	None	Attic size:				
Additions						225,717
Other Features		WB Stks	RR			41,537
Sub-Total						673,294
Grade	A-	Factor	1.4500			976,276
CDU		C&D Factor	1.00			976,276
Depreciation			20 %			781,021
			Computed cost value @ 70%			546,715

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	840	37,634
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437
L Living Area	BSMT Basement addition	709	13,065
L Living Area	FRFF Frame first floor	709	81,167
L Living Area	AIR Air conditioning	709	2,155
P Porches, Patios, Decks	DECK Wood deck	460	12,185
L Living Area	BSMT Basement addition	315	5,805
L Living Area	FRFF Frame first floor	315	36,062
L Living Area	AIR Air conditioning	315	958
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437
L Living Area	BSMT Basement addition	234	4,312
L Living Area	FRFF Frame first floor	234	26,789
L Living Area	AIR Air conditioning	234	711

Total additions 225,717

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	16	8	128	30.00	2012	C	3,840	50	1,900
Utility Shed									
RP1 Pool w/ Plastic Linr	16	32	512	74.05	2012	C	37,914	50	19,000
Value at 70%		14,630		Value at 100%		20,900			

