

Property at 00006 FRANCIS STREET

Prop ID 2350006

Printed 06-Feb-2024 11:54 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: KURENSKY KRISTEN
 Second name:
 Address: 6 FRANCIS STREET
 City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
 Lot: 2350006 Neigh.: Zone: R15 Vol: 736 Page: 203

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 06-Jan-2020
Resident Land	.34	94,500				Sale price: 200,000
Resident Dwelling	1.00	98,420				Sale valid:
					Values	
Resident Excess	.07	370			Mkt value :	
					Cost value:	276,129
Summary			Utilities		Sales ratios	
Total assessments		193,290	Water	Well	Cost/sale :	1.3806
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		193,290	Gas	None	Assmt/sale:	.9665

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.340	135,000	135,000			135,000	94,500
Primary Site		14,810						
RES	12	.070	7,500	525			525	368
Residual		3,049						
				.410 acres	Total land value		135,525	94,868

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt				Area	
Basement	Full					864	160,200
Heating	Yes	A/C	Yes				4,620
Plumbing	1 F/B	H/B	Add'l fix.	Wh/p	Saunas		
Attic	None	Attic size:					
Additions							44,743
Other Features	WB Stks						6,750
Sub-Total							216,313
Grade	C	Factor 1.0000					216,313
CDU	C&D Factor 1.00						216,313
Depreciation	35 %						140,603
				Computed cost value @ 70%			98,422

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	CPAT Concrete patio	255	2,173
G Garages	FR Attached frame LE 65	300	14,418
L Living Area	FRFF Frame first floor	196	22,438
P Porches, Patios, Decks	FOFF Frame open first flo	84	5,118
L Living Area	AIR Air conditioning	196	596
Total additions			44,743

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	4
Interior Walls	01	Plaster	Bedrooms	2
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	30	C	Whirlpools	1,060
Garage	21	Attached 1 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	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1947	

