

Property at 00012 FRANCIS STREET

Prop ID 2350012

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Administrative Information

Owner name: PLAVCAN CHRISTOPHER THOMAS &
 Second name: PLAVCAN REBECCA ANN
 Address: 12 FRANCIS STREET
 City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
 Lot: 2350012 Neigh.: Zone: R15 Vol: 688 Page: 774

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale	
Resident Land	.34	94,500			Sale date:	31-Jul-2015
Resident Dwelling	1.00	151,340			Sale price:	251,920
Resident Outbldg	1.00	1,470			Sale valid:	01
					Values	
Resident Excess	.12	630			Mkt value :	
					Cost value:	354,200

Summary

		Utilities		Sales ratios	
Total assessments	247,940	Water	Well	Cost/sale :	1.4060
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	247,940	Gas	None	Assmt/sale:	.9842

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	.120	7,500	900		900	630
Residual	5,227						
		.460 acres	Total land value			135,900	95,130

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	01	Plaster	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	01	Fully Finished	Addtn'l fixtures	
Grade	30	C	Whirlpools	
Garage	21	Attached 1 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	1
Air Condition	06	Ductless Split U		
Interior Cond	04	Average		
Exterior Cond	04	Average	Actual Year Built: 1952	

Building Valuation Summary

		Area	
Dwelling	Frame	1 story w/bsmt	999
Basement	Full		177,960
Heating	Yes	A/C Yes	5,120
Plumbing	2 F/B	1 H/B	Add'l fix. Wh/p Saunas
Attic	Fully Finished	Attic size: 999	28,796
Additions			95,461
Other Features	WB Stks	RR	16,774
Sub-Total			332,611
Grade	C	Factor 1.0000	332,611
CDU		C&D Factor 1.00	332,611
Depreciation		35 %	216,197
		Computed cost value @ 70%	151,338

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	F0FF Frame open first flo	32	1,950
L Living Area	FRFF Frame first floor	160	18,317
G Garages	FR Attached frame LE 65	449	20,232
L Living Area	FRFF Frame first floor	364	41,671
P Porches, Patios, Decks	F0FF Frame open first flo	192	11,698
L Living Area	AIR Air conditioning	364	1,107
L Living Area	AIR Air conditioning	160	486
Total additions			95,461

Outbuilding Information

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

