

Property at 00015 FRANCIS STREET

Prop ID 2350015

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Administrative Information

Owner name: GUTIERREZ LUIS F
 Second name:
 Address: 15 FRANCIS STREET
 City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
 Lot: 2350015 Neigh.: Zone: R15 Vol: 459 Page: 023

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 06-Dec-1999
Resident Land	.34	94,500				Sale price: 144,300
Resident Dwelling	1.00	128,750				Sale valid:
Resident Outbldg	1.00	2,030				Values
Resident Excess	.14	740				Mkt value :
						Cost value: 322,886
Summary			Utilities		Sales ratios	
Total assessments		226,020	Water	Well	Cost/sale :	2.2376
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		226,020	Gas	CNG	Assmt/sale:	1.5663

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	.140	7,500	1,050			1,050	735
Residual		6,098						
		.480 acres	Total land value				136,050	95,235

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	3
Floors	07	Hardwood/Carpet	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	02	Natural Gas	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	30	C	Whirlpools	1,450
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	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1984	

Building Valuation Summary

		Area	
Dwelling	Frame	1 1/2 story w/bsmt	864
Basement	Full		207,290
Heating	Yes	A/C Yes	5,980
Plumbing	2 F/B	H/B Add'l fix. Wh/p	5,000
Attic	None	Attic size:	
Additions			57,938
Other Features	WB Stks		6,750
Sub-Total			282,958
Grade	C	Factor 1.0000	282,958
CDU		C&D Factor 1.00	282,958
Depreciation		35 %	183,923
		Computed cost value @ 70%	128,746

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	484	21,597
P Porches, Patios, Decks	DECK Wood deck	340	9,007
L Living Area	FRFF Frame first floor	154	17,630
L Living Area	AIR Air conditioning	154	468
P Porches, Patios, Decks	BPAT Brick/flagstone pati	405	9,236
Total additions			57,938

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	16	192	30.00		C	5,760	50	2,900
Utility Shed									
Value at 70%	2,030		Value at 100%		2,900				

