

Property at 00016 FRANCIS STREET

Prop ID 2350016

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Administrative Information

Owner name: BERGMAN-FLORES KRISTEN M
 Second name:
 Address: 16 FRANCIS STREET
 City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
 Lot: 2350016 Neigh.: Zone: R15 Vol: 670 Page: 183

Assessments

Assmt category	Qty	Amount
Resident Land	.34	94,500
Resident Dwelling	1.00	107,910
Resident Outbldg	1.00	1,680

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 30-Dec-2013
 Sale price: 199,900
 Sale valid:

Values

Mkt value :
 Cost value: 292,457

Summary

Total assessments	204,720
Total exemptions	
Net assessment	204,720

Utilities

Water	Well
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.4630
 Mkt/sale :
 Assmt/sale: 1.0241

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	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	01	Plaster		
Floors	01	Hardwood		
Heating System	01	Hot Water		
Fuel	01	Oil		
Attic	99	None		
Grade	30	C		
Garage	21	Attached 1 car		
Area Over Gar.	99	None		
Basement	01	Full		
Bsmt Fin Qual	02	Rec Room w/o air		
Air Condition	06	Ductless Split U		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1951

Building Valuation Summary

		Area	
Dwelling	Frame	1 1/2 story w/bsmt	768
Basement	Full		190,950
Heating	Yes	A/C Yes	5,510
Plumbing	1 F/B	1 H/B Add'l fix.	Wh/p
Attic	None	Attic size:	Saunas
Additions			23,859
Other Features	WB Stks	RR	13,356
Sub-Total			237,175
Grade	C	Factor 1.0000	237,175
CDU		C&D Factor 1.00	237,175
Depreciation		35 %	154,164
Computed cost value @ 70%			107,915

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	322	15,276
P Porches, Patios, Decks	FEFF Frame enclosed first	90	8,583

Total additions 23,859

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	16	160	30.00	2018	C	4,800	50	2,400
Utility Shed									
Value at 70%			1,680	Value at 100%			2,400		

