

Property at 00020 FRANCIS STREET

Prop ID 2350020

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Administrative Information

Owner name: WEIBLEN ELIZABETH E
Second name:
Address: 20 FRANCIS STREET
City/state: AVON CT Zip: 06001

-Location Information-

Map: 007 Clerk map:
Lot: 2350020 Neigh.: Zone: R15 Vol: 710 Page: 1089

-Assessments:

Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 26-May-1982
Resident Land	.34	94,500				Sale price:
Resident Dwelling	1.00	194,060				Sale value:
Resident Outbldg	1.00	20,720				Values

-Exemptions-

Exempt	Cat	Amount
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-Last sale-

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Sale date: 26-May-1982
Sale price:
Sale valid:
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—Values—

Mkt value :	
Cost value:	442,729

Summary

Total assessments	309,910	Water	Well	Cost/sale :
Total exemptions		Sewer	Public sewer	Mkt/sale :
Net assessment	309,910	Gas	None	Assmt/sale:

Utilities

Water	Well
Sewer	Public sewer
Gas	None

-Sales ratios-

Cost/sale :
Mkt/sale :
Assmt/sale:

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 1.5			
Roof Type	01	Gable				
Foundation	01	Poured Concrete	Total Rooms	8	Garage cars	2
Interior Walls	01	Plaster	Bedrooms	3	Unfinished area	
Floors	01	Hardwood	Family Rooms	1	Dormer linear f	
Heating System	01	Hot Water	Full Baths	3	Masonry trim sf	
Fuel	01	Oil	Half Baths		Finish bsmt sz	
Attic	99	None	Addn'l fixtures	2	Rec Room Size	
Grade	30	C	Whirlpools		Living area	2,448
Garage	22	Attached 2 car	Saunas		# Living Units	
Area Over Gar.	99	None	M/F stacks			
Basement	01	Full	W/B stacks	2		
Bsmt Fin Qual	01	Unfinished	W/B openings	2		
Air Condition	06	Ductless Split U				
Interior Cond	05	Good				
Exterior Cond	05	Good	Actual Year Built: 1952			

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt			Area	988	228,410
Basement	Full						
Heating	Yes	A/C	Yes				6,570
Plumbing	3 F/B	H/B	2 Add'l fix.	Wh/p	Saunas		11,000
Attic	None	Attic size:					
Additions							167,027
Other Features	WB Stks						13,500
Sub-Total							426,507
Grade	C	Factor	1.0000				426,507
CDU		C&D Factor	1.00				426,507
Depreciation				35 %	277,230		
				Computed cost value @ 70%			194,061

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	540	61,820
L Living Area	AIR Air conditioning	540	1,642
L Living Area	FRFF Frame first floor	192	21,980
L Living Area	BSMT Basement addition	192	3,538
L Living Area	AIR Air conditioning	192	584
L Living Area	FRFF Frame first floor	234	26,789
L Living Area	AIR Air conditioning	234	711
G Garages	FR Attached frame LE 65	572	25,031
P Porches, Patios, Decks	FEFF Frame enclosed first	27	2,575
P Porches, Patios, Decks	FOFF Frame open first flo	160	9,748
P Porches, Patios, Decks	DECK Wood deck	476	12,609
Total additions			167,027

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	20	40	800	74.05		C	59,240	50	29,600
Value at 70%		20,720					Value at 100%		29,600

