

Property at 00024 FRANCIS STREET

Prop ID 2350024

Printed 06-Feb-2024 11:55 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: FELLETTER KATHLEEN E
 Second name:
 Address: 24 FRANCIS STREET
 City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
 Lot: 2350024 Neigh.: Zone: R15 Vol: 121 Page: 492

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 25-Nov-1980
Resident Land	.34	94,500				Sale price: 79,000
Resident Dwelling	1.00	158,130				Sale valid:
Resident Outbldg	1.00	13,300				Values
Resident Excess	.12	630				Mkt value :
						Cost value: 380,800
Summary			Utilities		Sales ratios	
Total assessments		266,560	Water	Well	Cost/sale :	4.8203
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		266,560	Gas	None	Assmt/sale:	3.3742

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	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	01	Plaster	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	01	Fully Finished	Addtn'l fixtures	1
Grade	30	C	Whirlpools	
Garage	32	Detached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	02	Rec Room w/o air	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 story w/bsmt	Area	1,344	223,360
Basement	Full				
Heating	Yes	A/C Yes			6,400
Plumbing	2 F/B	H/B 1 Add'l fix.	Wh/p	Saunas	5,500
Attic	Fully Finished	Attic size: 1,344			36,001
Additions					57,501
Other Features	WB Stks	RR			18,785
Sub-Total					347,547
Grade	C	Factor 1.0000			347,547
CDU		C&D Factor 1.00			347,547
Depreciation		35 %			225,906
		Computed cost value @ 70%			158,134

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	F0FF Frame open first flo	126	7,677
P Porches, Patios, Decks	F0FF Frame open first flo	16	975
L Living Area	FRFF Frame first floor	320	36,634
P Porches, Patios, Decks	DECK Wood deck	360	9,536
P Porches, Patios, Decks	F0FF Frame open first flo	28	1,706
L Living Area	AIR Air conditioning	320	973
Total additions			57,501

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	20	34	680	55.95	1952	C	38,046	50	19,000
Block Detach Garage									
Value at 70%			13,300				Value at 100%		19,000

