

Property at 00028 FRANCIS STREET

Prop ID 2350028

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Administrative Information

Owner name: ANASTASAS STAVROS DIMITRIOS
 Second name:
 Address: 28 FRANCIS STREET
 City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
 Lot: 2350028 Neigh.: Zone: R15 Vol: 714 Page: 296

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 06-Oct-2017
Resident Land	.32	94,500				Sale price: 265,000
Resident Dwelling	1.00	122,660				Sale valid:
Resident Outbldg	1.00	1,470				Values
Resident Excess	.02	110				Mkt value :
						Cost value: 312,486
Summary			Utilities		Sales ratios	
Total assessments		218,740	Water	Well	Cost/sale :	1.1792
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		218,740	Gas	None	Assmt/sale:	.8254

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.320	135,000	135,000			135,000	94,500
Primary Site		13,939						
RES	12	.020	7,500	150			150	105
Residual		871						
		.340 acres	Total land value				135,150	94,605

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	01	Plaster	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	30	C	Whirlpools	
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	2
Air Condition	06	Ductless Split U		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1948	

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			60,381
Other Features	WB Stks		9,250
Sub-Total			269,591
Grade	C	Factor 1.0000	269,591
CDU		C&D Factor 1.00	269,591
Depreciation		35 %	175,234
		Computed cost value @ 70%	122,664

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	300	34,344
G Garages	FR Attached frame LE 65	462	20,739
L Living Area	FRFF Frame first floor	33	3,778
L Living Area	BSMT Basement addition	33	608
L Living Area	AIR Air conditioning	300	912
Total additions			60,381

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	14	140	30.00	2003	C	4,200	50	2,100
Utility Shed									
Value at 70%			1,470				Value at 100%		2,100

