

Property at 00051 GRANT DRIVE

Prop ID 2440051

Printed 09-Jul-2024 12:50 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: BOUGHAN TIMOTHY F
 Second name:
 Address: 51 GRANT DRIVE
 City/state: AVON CT Zip: 06001 2217

Location Information

Map: 028 Clerk map:
 Lot: 2440051 Neigh.: Zone: R30 Vol: 609 Page: 785

Assessments

Assmt category	Qty	Amount
Resident Land	.40	87,500
Resident Dwelling	1.00	127,460
Resident Outbldg	1.00	11,270

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 09-Aug-2010
 Sale price: 280,000
 Sale valid:

Values

Mkt value :
 Cost value: 323,186

Summary

Total assessments	226,230
Total exemptions	
Net assessment	226,230

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.1542
 Mkt/sale :
 Assmt/sale: .8080

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.400	125,000	125,000			125,000	87,500
Primary Site		17,424						

.400 acres Total land value 125,000 87,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	5
Interior Walls	02	Drywall	Bedrooms	2
Floors	01	Hardwood	Family Rooms	
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	33	C+	Whirlpools	
Garage	32	Detached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	1
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1955	

Building Valuation Summary

		Area	
Dwelling	Frame	1 story w/bsmt	1,104
Basement	Full with walk		191,780
Heating	Yes	A/C No	
Plumbing	2 F/B	H/B Add'l fix.	Wh/p
Attic	None	Attic size:	Saunas
Additions			5,000
Other Features	WB Stks	RR	39,332
			23,266

Sub-Total		259,378
Grade	C+	Factor 1.0800
CDU	C&D Factor 1.00	280,128
Depreciation	35 %	182,083
	Computed cost value @ 70%	127,458

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	F0FF Frame open first flo	288	17,547
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P Porches, Patios, Decks	DECK Wood deck	160	4,238

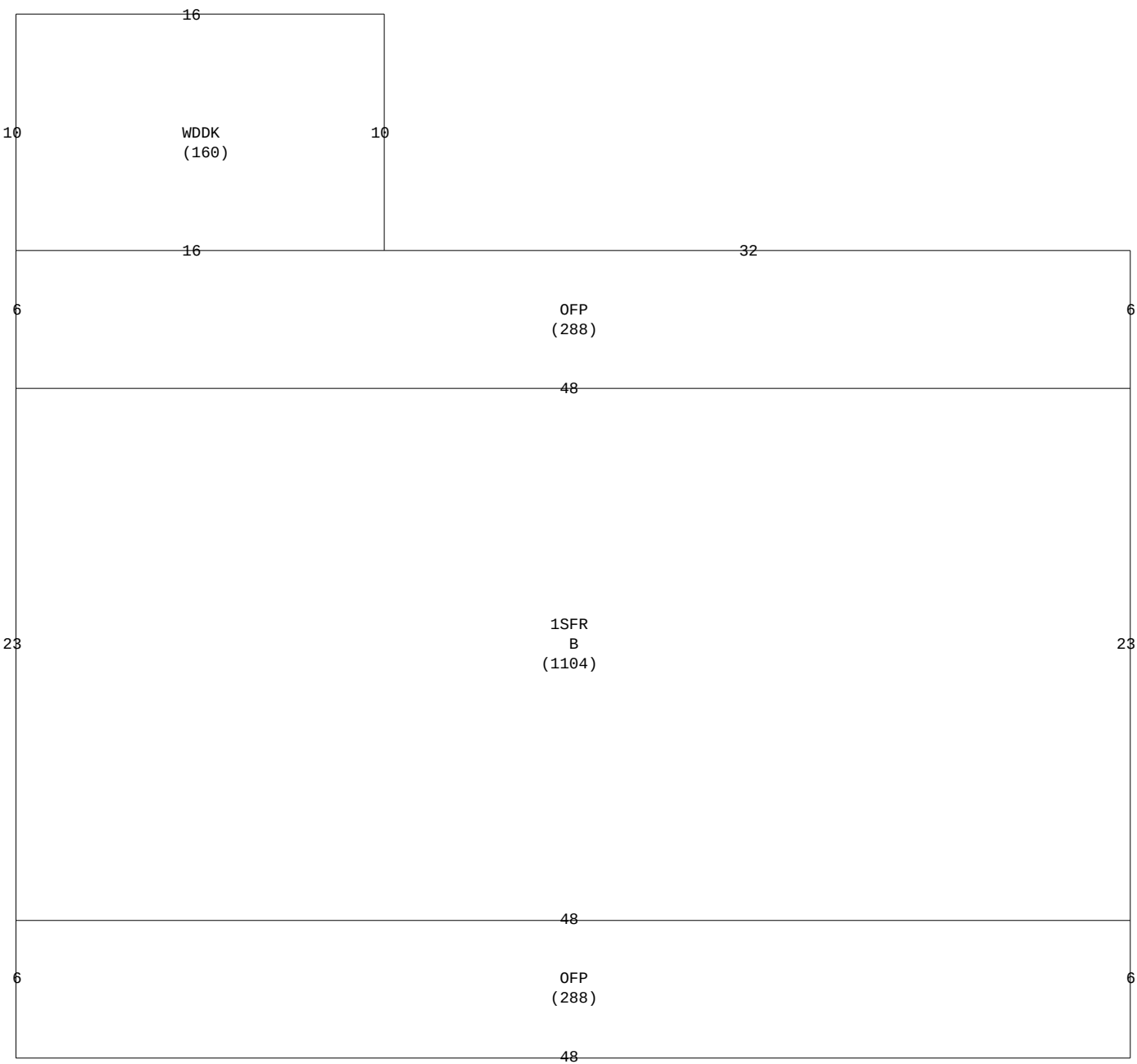
Total additions 39,332

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	24	24	576	55.95	1955	C	32,227	50	16,100
Block Detach Garage									

Value at 70% 11,270

Value at 100% 16,100



HOUSE REBUILT IN 2001