

Property at 00054 GRANT DRIVE

Prop ID 2440054

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Administrative Information

Owner name: PROVOST STEPHEN RAYMOND &
Second name: AHINA AMY JEAN
Address: 54 GRANT DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 028 Clerk map:
Lot: 2440054 Neigh.: Zone: R30 Vol: 776 Page: 376

Assessments

Assmt category	Qty	Amount
Resident Land	.34	87,500
Resident Dwelling	1.00	135,950

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 22-Jun-2022
Sale price: 230,000
Sale valid: 07

Values

Mkt value :
Cost value: 319,214

Summary

Total assessments	223,450
Total exemptions	
Net assessment	223,450

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.3879
Mkt/sale :
Assmt/sale: .9715

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.340	125,000	125,000			125,000	87,500
Primary Site		14,810						

.340 acres

Total land value

125,000

87,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addn'l fixtures	1
Grade	30	C	Whirlpools	
Garage	11	Basement 1 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	1
Bsmt Fin Qual	04	Living Area w/o	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1961	

Building Valuation Summary

			Area 1,300	
Dwelling	Frame	1 story w/bsmt		217,570
Basement	Full with walk			
Heating	Yes	A/C Yes		6,240
Plumbing	1 F/B	1 H/B	1 Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				45,543
Other Features	WB Stks	RR	Bsmt Gar	25,434

Sub-Total				298,787
Grade	C	Factor 1.0000		298,787
CDU		C&D Factor 1.00		298,787
Depreciation		35 %		194,212
		Computed cost value @ 70%		135,948

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	F0FF Frame open first flo	297	18,095
P Porches, Patios, Decks	FEFF Frame enclosed first	252	24,031
P Porches, Patios, Decks	DECK Wood deck	129	3,417

Total additions 45,543

