

Property at 00018 GREYSTONE LANE

Prop ID 2490018

Printed 06-Feb-2024 12:30 PM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: KEEFRIDER ROBERT J JR  
Second name:  
Address: 18 GREYSTONE LANE  
City/state: AVON CT Zip: 06001

## Location Information

Map: 023 Clerk map:  
Lot: 2490018 Neigh.: Zone: R40 Vol: 408 Page: 252

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .92  | 122,500 |
| Resident Dwelling | 1.00 | 213,530 |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 30-Jul-2001  
Sale price: 350,800  
Sale valid: Y

## Values

Mkt value :  
Cost value: 480,043

## Summary

|                   |         |
|-------------------|---------|
| Total assessments | 336,030 |
| Total exemptions  |         |
| Net assessment    | 336,030 |

## Utilities

|       |              |
|-------|--------------|
| Water | Connecticut  |
| Sewer | Public sewer |
| Gas   | None         |

## Sales ratios

Cost/sale : 1.3684  
Mkt/sale :  
Assmt/sale: .9579

## Land Information

| Type         | Use | Acres/SqFt | Rate    | Total   | Infl | Fact | Value   | 70% Value |
|--------------|-----|------------|---------|---------|------|------|---------|-----------|
| PRIM         | 11  | .920       | 175,000 | 175,000 |      |      | 175,000 | 122,500   |
| Primary Site |     | 40,075     |         |         |      |      |         |           |

.920 acres Total land value 175,000 122,500

## Building Valuation Summary

| Dwelling       | Frame   | 2 story w/bsmt   | Area  | 287,730 |
|----------------|---------|------------------|-------|---------|
| Basement       | Full    |                  | 1,120 |         |
| Heating        | Yes     | A/C Yes          |       | 8,260   |
| Plumbing       | 2 F/B   | 1 H/B Add'l fix. | Wh/p  | 8,500   |
| Attic          | None    | Attic size:      |       |         |
| Additions      |         |                  |       | 61,222  |
| Other Features | WB Stks |                  |       | 6,750   |

|              |                           |         |
|--------------|---------------------------|---------|
| Sub-Total    |                           | 372,462 |
| Grade B      | Factor 1.2600             | 469,302 |
| CDU          | C&D Factor 1.00           | 469,302 |
| Depreciation | 35 %                      | 305,046 |
|              | Computed cost value @ 70% | 213,532 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| P Porches, Patios, Decks | FOFF Frame open first flo | 256  | 15,597 |
| L Living Area            | FRFF Frame first floor    | 136  | 15,569 |
| L Living Area            | BSMT Basement addition    | 136  | 2,506  |
| L Living Area            | AIR Air conditioning      | 136  | 413    |
| P Porches, Patios, Decks | FOFF Frame open first flo | 32   | 1,950  |
| G Garages                | FR Attached frame LE 65   | 576  | 25,187 |

Total additions 61,222

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |       |
|----------------|------|------------------|-------------------------|-------|
| Style          | 04   | Colonial         |                         |       |
| Exterior Walls | 01   | Clapboards       |                         |       |
| Roof Material  | 01   | Asphalt Shingles | Story Height 2.0        |       |
| Roof Type      | 01   | Gable            |                         |       |
| Foundation     | 01   | Poured Concrete  | Total Rooms             | 8     |
| Interior Walls | 02   | Drywall          | Garage cars             | 2     |
| Floors         | 07   | Hardwood/Carpet  | Bedrooms                | 4     |
| Heating System | 02   | Forced Hot Air   | Unfinished area         |       |
| Fuel           | 01   | Oil              | Family Rooms            | 1     |
| Attic          | 99   | None             | Dormer linear f         |       |
| Grade          | 40   | B                | Full Baths              | 2     |
| Garage         | 22   | Attached 2 car   | Half Baths              | 1     |
| Area Over Gar. | 99   | None             | Masonry trim sf         |       |
| Basement       | 01   | Full             | Addtn'l fixtures        |       |
| Bsmt Fin Qual  | 01   | Unfinished       | Rec Room Size           |       |
| Air Condition  | 01   | Central Air      | Whirlpools              | 2,376 |
| Interior Cond  | 05   | Good             | Saunas                  |       |
| Exterior Cond  | 05   | Good             | # Living Units          |       |
|                |      |                  | Actual Year Built: 1985 |       |

