

Property at 00003 GUERNSEY LANE

Prop ID 2500003

Printed 22-Oct-2025 8:22 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: SANFORD ROBERT P AND
Second name: EMILY A
Address: 3 GUERNSEY LANE
City/state: AVON CT Zip: 06001

Location Information

Map: 015 Clerk map: 09 007
Lot: 2500003 Neigh.: Zone: RU2A Vol: 311 Page: 721

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	105,000
Resident Dwelling	1.00	262,540
Resident Outbldg	1.00	1,680

Exemptions

Exempt	Cat	Amount
FAA	Blind	3,000

Last sale

Sale date: 02-Oct-1995
Sale price: 276,500
Sale valid: Y

Values

Mkt value :
Cost value: 528,586

Summary

Total assessments	370,010	
Total exemptions	3,000	
Net assessment	367,010	

Utilities

Water	Well
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : 1.9117
Mkt/sale :
Assmt/sale: 1.3382

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	2.000	150,000	150,000			150,000	105,000
Primary Site		87,120						
RES	12	.150	7,500	1,125			1,125	788
Residual		6,534						

2.150 acres

Total land value

151,125

105,788

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	9
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	02	Natural Gas	Half Baths	1
Attic	02	Unfinished	Addtn'l fixtures	1
Grade	40	B	Whirlpools	
Garage	12	Basement 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1967	

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	1,088	281,480
Basement	Full			
Heating	Yes	A/C Yes		8,090
Plumbing	2 F/B	1 H/B	1 Add'l fix.	Wh/p Saunas
Attic	Unfinished		Attic size: 1,088	14,760
Additions				127,400
Other Features	WB Stks	RR	Bsmt Gar	17,223

Sub-Total			457,953
Grade	B	Factor 1.2600	577,021
CDU		C&D Factor 1.00	577,021
Depreciation		35 %	375,064
		Computed cost value @ 70%	262,545

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	440	50,372
L Living Area	FRUF Frame upper full	440	36,841
L Living Area	BSMT Basement addition	440	8,108
L Living Area	AIR Air conditioning	440	1,338
P Porches, Patios, Decks	BPAT Brick/flagstone pati	180	4,105
P Porches, Patios, Decks	FEUF Frame enclosed upper	352	20,149
L Living Area	BSMT Basement addition	352	6,487

Total additions 127,400

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	16	160	30.00	2004	C	4,800	50	2,400
Utility Shed									

Value at 70% 1,680

Value at 100% 2,400

