

Property at 00031 GUERNSEY LANE

Prop ID 2500031

Printed 06-Feb-2024 12:32 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: FISHMAN ADAM J
 Second name:
 Address: 31 GUERNSEY LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 015 Clerk map: 09 007
 Lot: 2500031 Neigh.: Zone: RU2A Vol: 665 Page: 356

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	105,000
Resident Outbldg	2.00	29,260
Resident Dwelling	1.00	263,610

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 02-Aug-2013
 Sale price: 526,050
 Sale valid:

Values

Mkt value :
 Cost value: 574,086

Summary

Total assessments	401,860
Total exemptions	
Net assessment	401,860

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.0913
 Mkt/sale :
 Assmt/sale: .7639

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	.760	7,500	5,700			5,700	3,990
Residual		33,106						

2.760 acres

Total land value

155,700

108,990

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	01	Hardwood		
Heating System	01	Hot Water		
Fuel	01	Oil		
Attic	99	None		
Grade	40	B		
Garage	22	Attached 2 car		
Area Over Gar.	99	None		
Basement	01	Full		
Bsmt Fin Qual	01	Unfinished		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1973

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,188	301,010
Basement	Full				
Heating	Yes	A/C Yes			8,640
Plumbing	2 F/B	1 H/B 1 Add'l fix.	Wh/p	Saunas	9,000
Attic	None	Attic size:			
Additions					127,658
Other Features		WB Stks			13,500
Sub-Total					459,808
Grade	B	Factor 1.2600			579,358
CDU		C&D Factor 1.00			579,358
Depreciation		35 %			376,583
		Computed cost value @ 70%			263,608

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	UTIL Utility building	40	1,143
G Garages	FR Attached frame LE 65	576	25,187
L Living Area	FRFF Frame first floor	357	40,870
L Living Area	FRFF Frame first floor	368	42,129
P Porches, Patios, Decks	FOFF Frame open first flo	85	5,179
P Porches, Patios, Decks	BPAT Brick/flagstone pati	480	10,946
L Living Area	AIR Air conditioning	357	1,085
L Living Area	AIR Air conditioning	368	1,119

Total additions 127,658

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	22	32	704	110.5		C	77,827	50	38,900
RS1 Frame Utility Shed	12	16	192	30.00	2013	C	5,760	50	2,900
Value at 70%			29,260				Value at 100%		41,800

