

Property at 00006 HENDERSON DRIVE

Prop ID 2640006

Printed 06-Feb-2024 1:10 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: LAVIGNE IRENE
 Second name:
 Address: 6 HENDERSON DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 032 Clerk map:
 Lot: 2640006 Neigh.: Zone: RU2A Vol: 633 Page: 195

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 08-Nov-2006
Resident Land	2.00	105,000				Sale price: 510,000
Resident Dwelling	1.00	300,830				Sale valid:
Resident Outbldg	2.00	21,070				Values
Resident Excess	.89	4,670				Mkt value : Cost value: 616,529
Summary			Utilities		Sales ratios	
Total assessments	431,570		Water	Well	Cost/sale :	1.2089
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	431,570		Gas	None	Assmt/sale:	.8462

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	.890	7,500	6,675			6,675	4,673
Residual		38,768						
2.890 acres		Total land value		156,675			109,673	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	3
Heating System	01	Hot Water	Family Rooms	1
Fuel	01	Oil	Full Baths	3
Attic	99	None	Half Baths	1
Grade	43	B+	Addtn'l fixtures	
Garage	22	Attached 2 car	Whirlpools	
Area Over Gar.	99	None	Saunas	
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	01	Unfinished	W/B stacks	1
Air Condition	01	Central Air	W/B openings	1
Interior Cond	05	Good	Actual Year Built: 1966	
Exterior Cond	05	Good		

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	2,570	384,700
Basement	Full				
Heating	Yes	A/C Yes			10,960
Plumbing	3 F/B	1 H/B	Add'l fix.	Wh/p	13,500
Attic	None		Attic size:		
Additions					73,844
Other Features		WB Stks			6,750
Sub-Total					489,754
Grade	B+	Factor 1.3500			661,168
CDU		C&D Factor 1.00			661,168
Depreciation		35 %			429,759
		Computed cost value @ 70%			300,831

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	696	31,182
P Porches, Patios, Decks	CPAT Concrete patio	132	1,125
P Porches, Patios, Decks	F0FF Frame open first flo	28	1,706
L Living Area	FRFF Frame first floor	168	19,233
P Porches, Patios, Decks	FEFF Frame enclosed first	216	20,598
Total additions			73,844

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	5	6	30	30.00		C	900	50	500
Utility Shed									
RP1 Pool w/ Plastic Linr	20	40	800	74.05		C	59,240	50	29,600
Value at 70%	21,070		Value at 100%		30,100				

