

Property at 00004 HOMESTEAD LANE

Prop ID 2790004

Printed 06-Feb-2024 2:21 PM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: HORNE FAZELA  
Second name:  
Address: 4 HOMESTEAD LANE  
City/state: AVON CT Zip: 06001

## Location Information

Map: 023 Clerk map:  
Lot: 2790004 Neigh.: Zone: R30 Vol: 759 Page: 510

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .73  | 105,000 |
| Resident Dwelling | 1.00 | 207,370 |

## Exemptions

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

## Last sale

Sale date: 13-May-2021  
Sale price: 470,000  
Sale valid:

## Values

Mkt value :  
Cost value: 446,243

## Summary

|                   |         |
|-------------------|---------|
| Total assessments | 312,370 |
| Total exemptions  |         |
| Net assessment    | 312,370 |

## Utilities

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

## Sales ratios

Cost/sale : .9495  
Mkt/sale :  
Assmt/sale: .6646

## Land Information

| Type         | Use | Acres/SqFt | Rate    | Total   | Infl | Fact | Value   | 70% Value |
|--------------|-----|------------|---------|---------|------|------|---------|-----------|
| PRIM         | 11  | .730       | 150,000 | 150,000 |      |      | 150,000 | 105,000   |
| Primary Site |     | 31,799     |         |         |      |      |         |           |

.730 acres Total land value 150,000 105,000

## Building Valuation Summary

| Dwelling       | Frame   | 2 story w/bsmt   | Area<br>1,080 | 279,920 |
|----------------|---------|------------------|---------------|---------|
| Basement       | Full    |                  |               |         |
| Heating        | Yes     | A/C Yes          |               | 8,040   |
| Plumbing       | 2 F/B   | 1 H/B Add'l fix. | Wh/p Saunas   | 8,500   |
| Attic          | None    | Attic size:      |               |         |
| Additions      |         |                  |               | 50,983  |
| Other Features | WB Stks | RR               |               | 14,268  |

|              |   |                           |         |
|--------------|---|---------------------------|---------|
| Sub-Total    |   |                           | 361,711 |
| Grade        | B | Factor 1.2600             | 455,756 |
| CDU          |   | C&D Factor 1.00           | 455,756 |
| Depreciation |   | 35 %                      | 296,241 |
|              |   | Computed cost value @ 70% | 207,369 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| L Living Area            | OVER Frame Overhang       | 40   | 3,663  |
| P Porches, Patios, Decks | DECK Wood deck            | 300  | 7,947  |
| P Porches, Patios, Decks | F0FF Frame open first flo | 30   | 1,828  |
| L Living Area            | FRFF Frame first floor    | 90   | 10,303 |
| L Living Area            | BSMT Basement addition    | 90   | 1,659  |
| G Garages                | FR Attached frame LE 65   | 576  | 25,187 |
| L Living Area            | AIR Air conditioning      | 40   | 122    |
| L Living Area            | AIR Air conditioning      | 90   | 274    |

Total additions 50,983

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium                        |
|----------------|------|------------------|------------------------------------|
| Style          | 04   | Colonial         |                                    |
| Exterior Walls | 03   | Aluminum Siding  |                                    |
| Roof Material  | 01   | Asphalt Shingles | Story Height 2.0                   |
| Roof Type      | 01   | Gable            |                                    |
| Foundation     | 01   | Poured Concrete  | Total Rooms 8 Garage cars 2        |
| Interior Walls | 02   | Drywall          | Bedrooms 4 Unfinished area         |
| Floors         | 05   | W/W over sub-flo | Family Rooms 1 Dormer linear f     |
| Heating System | 01   | Hot Water        | Full Baths 2 Masonry trim sf       |
| Fuel           | 02   | Natural Gas      | Half Baths 1 Finish bsmt sz        |
| Attic          | 99   | None             | Addtn'l fixtures Rec Room Size 300 |
| Grade          | 40   | B                | Whirlpools Living area 2,280       |
| Garage         | 22   | Attached 2 car   | Saunas # Living Units              |
| Area Over Gar. | 99   | None             | M/F stacks                         |
| Basement       | 01   | Full             | W/B stacks 1                       |
| Bsmt Fin Qual  | 03   | Rec Room W/ Air  | W/B openings 1                     |
| Air Condition  | 01   | Central Air      |                                    |
| Interior Cond  | 05   | Good             |                                    |
| Exterior Cond  | 05   | Good             | Actual Year Built: 1978            |

