

Property at 00016 HOMESTEAD LANE

Prop ID 2790016

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Administrative Information

Owner name: DULLY ROBERT M AND
 Second name: KATHLEEN S
 Address: 16 HOMESTEAD LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 2790016 Neigh.: Zone: R30 Vol: 321 Page: 297

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 15-Jul-1996
Resident Land	.71	105,000				Sale price: 224,000
Resident Dwelling	1.00	184,390				Sale valid: Y
					Values	
					Mkt value :	
					Cost value: 413,414	
Summary			Utilities		Sales ratios	
Total assessments	289,390		Water	Connecticut	Cost/sale :	1.8456
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	289,390		Gas	None	Assmt/sale:	1.2919

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.710	150,000	150,000			150,000	105,000
Primary Site		30,928						
		.710 acres		Total land value			150,000	105,000

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	09	Dutch Colonial		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	03	Gambrell		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	4
Floors	05	W/W over sub-flo	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	02	Natural Gas	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	37	B-	Whirlpools	2,181
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1978	

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				952	254,920
Basement	Full with walk						
Heating	Yes	A/C	Yes				7,340
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas		8,500
Attic	None		Attic size:				
Additions							68,861
Other Features		WB Stks					6,750
Sub-Total							346,371
Grade	B-		Factor 1.1700				405,254
CDU			C&D Factor 1.00				405,254
Depreciation			35 %				263,415
						Computed cost value @ 70%	184,391

Building additions

Category	Type		Area	Value
P Porches, Patios, Decks	FOFF	Frame open first flo	52	3,168
L Living Area	FRFF	Frame first floor	247	28,277
L Living Area	BSMT	Basement addition	247	4,552
G Garages	FR	Attached frame LE 65	528	23,314
P Porches, Patios, Decks	DECK	Wood deck	225	5,960
L Living Area	OVER	Frame Overhang	30	2,748
L Living Area	AIR	Air conditioning	247	751
L Living Area	AIR	Air conditioning	30	91
Total additions				68,861

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
Value at 70%					Value at 100%				

