

Property at 00023 HOMESTEAD LANE

Prop ID 2790023

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Administrative Information

Owner name: NUZZI ERIC & VICKY
 Second name:
 Address: 23 HOMESTEAD LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 2790023 Neigh.: Zone: Vol: 695 Page: 1247

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 01-Apr-2016
Resident Land	.69	105,000				Sale price: 450,000
Resident Dwelling	1.00	241,510				Sale valid:
Resident Outbldg	1.00	980				Values
						Mkt value :
						Cost value: 496,414
Summary			Utilities		Sales ratios	
Total assessments	347,490		Water	Connecticut	Cost/sale :	1.1031
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	347,490		Gas	None	Assmt/sale:	.7722

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.690	150,000	150,000			150,000	105,000
Primary Site		30,056						
		.690 acres		Total land value			150,000	105,000

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	9
Interior Walls	02	Drywall	Garage cars	3
Floors	05	W/W over sub-flo	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	40	B	Full Baths	2
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	1
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	276
Interior Cond	05	Good	Living area	2,900
Exterior Cond	05	Good	Whirlpools	
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 1978	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,092	282,260
Basement	Full with walk				
Heating	Yes	A/C Yes			8,110
Plumbing	2 F/B	1 H/B	2 Add'l fix.	Wh/p	Saunas
Attic	None	Attic size:			9,500
Additions					107,726
Other Features		WB Stks	RR		13,667
Sub-Total					421,263
Grade	B	Factor 1.2600			530,791
CDU		C&D Factor 1.00			530,791
Depreciation		35 %			345,014
Computed cost value @ 70%					241,510

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	764	32,522
L Living Area	FRFF Frame first floor	280	32,055
L Living Area	AIR Air conditioning	280	851
P Porches, Patios, Decks	DECK Wood deck	351	9,298
L Living Area	FRFF Frame first floor	52	5,953
L Living Area	AIR Air conditioning	52	158
G Garages	FSF Full-story fin o/gar	384	25,722
L Living Area	AIR Air conditioning	384	1,167
Total additions			107,726

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	30.00	1995	C	2,880	50	1,400
Utility Shed									
Value at 70%		980	Value at 100%		1,400				

