

Property at 00028 HOMESTEAD LANE

Prop ID 2790028

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Administrative Information

Owner name: CUDJOE ROBERT A & JOCELYN
 Second name:
 Address: 28 HOMESTEAD LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 2790028 Neigh.: Zone: R30 Vol: 732 Page: 426

Assessments

Assmt category	Qty	Amount
Resident Land	.69	105,000
Resident Dwelling	1.00	233,930

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 13-Sep-2019
 Sale price: 449,900
 Sale valid:

Values

Mkt value :
 Cost value: 484,186

Summary

Total assessments	338,930
Total exemptions	
Net assessment	338,930

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.0762
 Mkt/sale :
 Assmt/sale: .7533

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	5
Heating System	01	Hot Water	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	01	Unfinished	Addn'l fixtures	
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	2,430
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	2
			Actual Year Built: 1978	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	864	237,730
Basement	Full with walk				
Heating	Yes	A/C Yes			6,850
Plumbing	2 F/B	1 H/B	Add'l fix.	1 Wh/p	11,000
Attic	None		Attic size:		
Other Features					143,219
					9,250
Sub-Total					408,049
Grade	B	Factor 1.2600			514,142
CDU		C&D Factor 1.00			514,142
Depreciation		35 %			334,192
		Computed cost value @ 70%			233,934

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	36	3,297
L Living Area	FRFF Frame first floor	342	39,153
L Living Area	BSMT Basement addition	342	6,302
L Living Area	FRFF Frame first floor	324	37,092
P Porches, Patios, Decks	UTIL Utility building	324	9,254
P Porches, Patios, Decks	DECK Wood deck	192	5,086
G Garages	FR Attached frame LE 65	528	23,314
G Garages	FR Attached frame LE 65	384	17,696
L Living Area	AIR Air conditioning	342	1,040
L Living Area	AIR Air conditioning	324	985

Total additions 143,219

