

Property at 00029 HOMESTEAD LANE

Prop ID 2790029

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Administrative Information

Owner name: PHILLIPS LAWRENCE A AND
 Second name: ANNE C
 Address: 29 HOMESTEAD LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 2790029 Neigh.: Zone: Vol: 110 Page: 0455

Assessments

Assmt category	Qty	Amount
Resident Land	.69	105,000
Resident Dwelling	1.00	226,530

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 19-Mar-1979
 Sale price: 80,900
 Sale valid:

Values

Mkt value :
 Cost value: 473,614

Summary

Total assessments	331,530
Total exemptions	
Net assessment	331,530

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 5.8543
 Mkt/sale :
 Assmt/sale: 4.0980

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	Garage cars	3
Interior Walls	02	Drywall	Bedrooms	5	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	Addn'l fixtures		Rec Room Size	
Grade	40	B	Whirlpools		Living area	2,438
Garage	23	Attached 3 car	Saunas		# Living Units	
Area Over Gar.	99	None	M/F stacks			
Basement	01	Full	W/B stacks	2		
Bsmt Fin Qual	01	Unfinished	W/B openings	2		
Air Condition	01	Central Air				
Interior Cond	05	Good				
Exterior Cond	05	Good	Actual Year Built: 1978			

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	279,140
Basement	Full			
Heating	Yes	A/C Yes		8,020
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				85,968
Other Features		WB Stks		13,500

Sub-Total		395,128
Grade	B	Factor 1.2600
CDU	C&D Factor 1.00	497,861
Depreciation	35 %	323,610
	Computed cost value @ 70%	226,527

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	32	2,931
L Living Area	OVER Frame Overhang	14	1,282
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924
L Living Area	FRFF Frame first floor	240	27,475
L Living Area	BSMT Basement addition	240	4,423
P Porches, Patios, Decks	DECK Wood deck	308	8,159
G Garages	FR Attached frame LE 65	484	21,597
G Garages	FR Attached frame LE 65	352	16,447
L Living Area	AIR Air conditioning	240	730

Total additions 85,968

