

Property at 00034 HOMESTEAD LANE

Prop ID 2790034

Printed 06-Feb-2024 2:22 PM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: BLAIR ANDREW J & SHERRY S  
 Second name:  
 Address: 34 HOMESTEAD LANE  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 023 Clerk map:  
 Lot: 2790034 Neigh.: Zone: R30 Vol: 768 Page: 865

| Assessments       |         |         | Exemptions |              | Last sale    |                        |
|-------------------|---------|---------|------------|--------------|--------------|------------------------|
| Assmt category    | Qty     | Amount  | Exempt     | Cat          | Amount       | Sale date: 18-Nov-2021 |
| Resident Land     | .69     | 105,000 |            |              |              | Sale price: 569,900    |
| Resident Dwelling | 1.00    | 230,340 |            |              |              | Sale valid:            |
| Resident Outbldg  | 2.00    | 21,700  |            |              |              | Values                 |
|                   |         |         |            |              |              | Mkt value :            |
|                   |         |         |            |              |              | Cost value: 510,057    |
| Summary           |         |         | Utilities  |              | Sales ratios |                        |
| Total assessments | 357,040 |         | Water      | Connecticut  | Cost/sale :  | .8950                  |
| Total exemptions  |         |         | Sewer      | Public sewer | Mkt/sale :   |                        |
| Net assessment    | 357,040 |         | Gas        | CNG          | Assmt/sale:  | .6265                  |

## 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             | 8 |
| Interior Walls | 02   | Drywall          | Bedrooms                | 4 |
| Floors         | 05   | W/W over sub-flo | Family Rooms            | 1 |
| Heating System | 01   | Hot Water        | Full Baths              | 3 |
| Fuel           | 02   | Natural Gas      | Half Baths              | 1 |
| Attic          | 99   | None             | Addtn'l fixtures        | 1 |
| Grade          | 40   | B                | Whirlpools              |   |
| 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  | 03   | Rec Room W/ Air  | 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         | 1,080 | 279,920 |
| Basement                  | Full with walk |                 |              |       |         |
| Heating                   | Yes            | A/C Yes         |              |       | 8,040   |
| Plumbing                  | 3 F/B          | 1 H/B           | 1 Add'l fix. | Wh/p  | Saunas  |
| Attic                     | None           |                 | Attic size:  |       | 14,000  |
| Additions                 |                |                 |              |       | 70,514  |
| Other Features            |                | WB Stks         | RR           |       | 29,299  |
| Sub-Total                 |                |                 |              |       | 401,773 |
| Grade                     | B              | Factor 1.2600   |              |       | 506,234 |
| CDU                       |                | C&D Factor 1.00 |              |       | 506,234 |
| Depreciation              |                | 35 %            |              |       | 329,052 |
| Computed cost value @ 70% |                |                 |              |       | 230,336 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| L Living Area            | FRFF Frame first floor    | 160  | 18,317 |
| L Living Area            | FRFF Frame first floor    | 75   | 8,586  |
| L Living Area            | BSMT Basement addition    | 75   | 1,382  |
| P Porches, Patios, Decks | FOFF Frame open first flo | 25   | 1,523  |
| G Garages                | FR Attached frame LE 65   | 576  | 25,187 |
| P Porches, Patios, Decks | DECK Wood deck            | 416  | 11,020 |
| L Living Area            | AIR Air conditioning      | 75   | 228    |
| L Living Area            | AIR Air conditioning      | 160  | 486    |
| L Living Area            | OVER Frame Overhang       | 40   | 3,663  |
| L Living Area            | AIR Air conditioning      | 40   | 122    |
| Total additions          |                           |      | 70,514 |

## Outbuilding Information

| Description        | Wid | Len | Area   | Rate  | Year | Cnd | RCN           | Depr | Value  |
|--------------------|-----|-----|--------|-------|------|-----|---------------|------|--------|
| RS1 Frame          | 12  | 15  | 180    | 30.00 |      | C   | 5,400         | 50   | 2,700  |
| Utility Shed       |     |     |        |       |      |     |               |      |        |
| RP5 Pool w/ Gunite | 16  | 32  | 512    | 110.5 |      | C   | 56,602        | 50   | 28,300 |
|                    |     |     | 1      |       |      |     |               |      |        |
| Value at 70%       |     |     | 21,700 |       |      |     | Value at 100% |      | 31,000 |

