

Property at 00040 HOMESTEAD LANE

Prop ID 2790040

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Administrative Information

Owner name: GRANATA JOHN &
 Second name: STELMASZCZYK RACHEL LEE
 Address: 40 HOMESTEAD LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 2790040 Neigh.: Zone: R30 Vol: 814 Page: 141

Assessments

Assmt category	Qty	Amount
Resident Land	.71	105,000
Resident Dwelling	1.00	217,990

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 20-Mar-2026
 Sale price: 549,900
 Sale valid:

Values

Mkt value :
 Cost value: 461,414

Summary

Total assessments	322,990
Total exemptions	
Net assessment	322,990

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : .8391
 Mkt/sale :
 Assmt/sale: .5874

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

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	285,190
Basement	Full		1,107	
Heating	Yes	A/C Yes		8,190
Plumbing	2 F/B	1 H/B Add'l fix.	Wh/p	8,500
Attic	None	Attic size:		
Additions				59,707
Other Features	WB Stks	RR		18,654

Sub-Total		380,241
Grade B	Factor 1.2600	479,104
CDU	C&D Factor 1.00	479,104
Depreciation	35 %	311,418
	Computed cost value @ 70%	217,993

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	571	24,992
L Living Area	FRFF Frame first floor	108	12,364
P Porches, Patios, Decks	FOFF Frame open first flo	198	12,063
P Porches, Patios, Decks	DECK Wood deck	276	7,311
L Living Area	OVER Frame Overhang	28	2,564
L Living Area	AIR Air conditioning	108	328
L Living Area	AIR Air conditioning	28	85

Total additions 59,707

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	04	Colonial	
Exterior Walls	03	Aluminum Siding	
Roof Material	01	Asphalt Shingles	
Roof Type	01	Gable	
Foundation	01	Poured Concrete	
Interior Walls	02	Drywall	
Floors	05	W/W over sub-flo	
Heating System	01	Hot Water	
Fuel	02	Natural Gas	
Attic	99	None	
Grade	40	B	
Garage	22	Attached 2 car	
Area Over Gar.	05	Half Story Finis	
Basement	01	Full	
Bsmt Fin Qual	03	Rec Room W/ Air	
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	

Actual Year Built: 1979

Scale: 1" = 7.84 feet

