

Property at 00041 HOMESTEAD LANE

Prop ID 2790041

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Administrative Information

Owner name: ZELEK ELIZABETH S TRUSTEE
 Second name:
 Address: 41 HOMESTEAD LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 2790041 Neigh.: Zone: R30 Vol: 735 Page: 578

Assessments

Assmt category	Qty	Amount
Resident Land	.83	105,000
Resident Dwelling	1.00	222,100
Resident Outbldg	1.00	700

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 05-Jul-2005
 Sale price: 399,900
 Sale valid:

Values

Mkt value :
 Cost value: 468,286

Summary

Total assessments	327,800
Total exemptions	
Net assessment	327,800

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.1710
 Mkt/sale :
 Assmt/sale: .8197

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.830	150,000	150,000			150,000	105,000
Primary Site		36,155						

.830 acres Total land value 150,000 105,000

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	04	Vinyl 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.	99	None		
Basement	04	Full with walk-o		
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

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	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		8,500
Additions					69,166
Other Features		WB Stks	RR		21,787
Sub-Total					387,413
Grade	B	Factor 1.2600			488,140
CDU		C&D Factor 1.00			488,140
Depreciation		35 %			317,291
Computed cost value @ 70%					222,104

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	40	3,663
P Porches, Patios, Decks	FOFF Frame open first flo	30	1,828
L Living Area	FRFF Frame first floor	90	10,303
L Living Area	BSMT Basement addition	90	1,659
G Garages	FR Attached frame LE 65	576	25,187
P Porches, Patios, Decks	FOFF Frame open first flo	308	18,765
P Porches, Patios, Decks	BPAT Brick/flagstone pati	168	3,831
P Porches, Patios, Decks	FOFF Frame open first flo	60	3,656
L Living Area	AIR Air conditioning	90	274

Total additions 69,166

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	8	64	30.00	2008	C	1,920	50	1,000
Utility Shed									
Value at 70%					700		Value at 100%		1,000

