

Property at 00046 LENOX ROAD

Prop ID 3010046

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Administrative Information

Owner name: DIAKOMANOLIS NECTARIA A &
 Second name: STERGAKIS EMMANOUIL
 Address: 46 LENOX ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map: 14 019
 Lot: 3010046 Neigh.: Zone: R30 Vol: 681 Page: 1089

Assessments

Assmt category	Qty	Amount
Resident Land	.57	122,500
Resident Dwelling	1.00	390,130

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 12-Jan-2015
 Sale price: 200,000
 Sale valid: 7

Values

Mkt value :
 Cost value: 732,329

Summary

Total assessments	512,630
Total exemptions	
Net assessment	512,630

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 3.6616
 Mkt/sale :
 Assmt/sale: 2.5632

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.569	175,000	175,000			175,000	122,500
Primary Site		24,786						

.569 acres Total land value 175,000 122,500

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,250	313,120
Basement	Full				
Heating	Yes	A/C Yes			8,980
Plumbing	3 F/B	1 H/B 3 Add'l fix.	1 Wh/p	Saunas	17,500
Attic	None	Attic size:			
Additions					105,846
Other Features	WB Stks				6,750

Sub-Total		452,196
Grade A-	Factor 1.4500	655,684
CDU	C&D Factor 1.00	655,684
Depreciation	15 %	557,331
	Computed cost value @ 70%	390,132

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	896	40,143
G Garages	FRL Attached frame GT 65	180	8,064
L Living Area	AIR Air conditioning	180	547
L Living Area	BSMT Basement addition	308	5,676
L Living Area	FRFF Frame first floor	308	35,260
L Living Area	AIR Air conditioning	308	936
L Living Area	FRUF Frame upper full	104	8,708
L Living Area	AIR Air conditioning	104	316
L Living Area	OVER Frame Overhang	26	2,381
P Porches, Patios, Decks	DECK Wood deck	144	3,815

Total additions 105,846

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	04	Vinyl 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	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	47	A-	Full Baths	3
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	3,088
Exterior Cond	05	Good	Whirlpools	1
			# Living Units	1
			Saunas	
			M/F stacks	
			W/B stacks	1
			W/B openings	1
Actual Year Built: 2014				

