

Property at 00018 LOFGREN ROAD

Prop ID 3030018

Printed 06-Feb-2024 3:59 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: ASHRAF SHAHINA
 Second name:
 Address: 18 LOFGREN ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map:
 Lot: 3030018 Neigh.: Zone: R40 Vol: 785 Page: 981

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Dwelling	1.00	335,090

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 12-Mar-2019
 Sale price: 460,000
 Sale valid:

Values

Mkt value :
 Cost value: 678,700

Summary

Total assessments	475,090
Total exemptions	
Net assessment	475,090

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.4754
 Mkt/sale :
 Assmt/sale: 1.0328

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	200,000	200,000			200,000	140,000
Primary Site		40,075						

.920 acres Total land value 200,000 140,000

Building Valuation Summary

		Area	
Dwelling	Frame 2 story w/bsmt	1,545	370,730
Basement	Full with walk		
Heating	Yes A/C Yes		10,600
Plumbing	3 F/B 1 H/B 2 Add'l fix. 1 Wh/p	Saunas	17,000
Attic	None Attic size:		
Additions			76,420
Other Features	WB Stks RR		31,811

Sub-Total		506,561
Grade B+	Factor 1.3500	683,857
CDU	C&D Factor 1.00	683,857
Depreciation	30 %	478,700
	Computed cost value @ 70%	335,090

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	16	1,465
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P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437
G Garages	FRL Attached frame GT 65	791	35,438
P Porches, Patios, Decks	DECK Wood deck	266	7,046
G Garages	FSF Full-story fin o/gar	408	27,329
L Living Area	AIR Air conditioning	408	1,240

Total additions 76,420

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	01	Clapboards		
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	07	Hardwood/Carpet	Family Rooms	1 Dormer linear f
Heating System	02	Forced Hot Air	Full Baths	3 Masonry trim sf
Fuel	01	Oil	Half Baths	1 Finish bsmt sz
Attic	99	None	Addn'l fixtures	2 Rec Room Size 1,000
Grade	43	B+	Whirlpools	1 Living area 3,530
Garage	23	Attached 3 car	Saunas	# Living Units
Area Over Gar.	07	Attic	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1996	

