

Property at 00025 LOFGREN ROAD

Prop ID 3030025

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Administrative Information

Owner name: STEPINA CHARLES G JR AND
Second name: SHARON
Address: 25 LOFGREN ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map:
Lot: 3030025 Neigh.: Zone: R40 Vol: 092 Page: 0546

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Dwelling	1.00	139,670

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 01-Jun-1976
Sale price:
Sale valid:

Values

Resident Excess	.58	3,050	Mkt value :	
			Cost value:	403,886

Summary

Total assessments	282,720
Total exemptions	
Net assessment	282,720

Utilities

Water	Well
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale :
Mkt/sale :
Assmt/sale:

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						
RES	12	.580	7,500	4,350			4,350	3,045
Residual		25,265						

1.500 acres

Total land value

204,350

143,045

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	08	Raised Ranch		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Bedrooms	4
Floors	07	Hardwood/Carpet	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	02	Natural Gas	Half Baths	1
Attic	99	None	Addn'l fixtures	
Grade	33	C+	Whirlpools	1
Garage	12	Basement 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1977	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area 1,488	242,310
Basement	Full			
Heating	Yes	A/C No		
Plumbing	2 F/B	1 H/B	Add'l fix. 1 Wh/p	Saunas 11,000
Attic	None		Attic size:	
Additions				16,466
Other Features	Mason Trim WB Stks		Bsmt Gar	14,460

Sub-Total				284,236
Grade	C+	Factor 1.0800		306,975
CDU		C&D Factor 1.00		306,975
Depreciation		35 %		199,534
		Computed cost value @ 70%		139,674

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	144	8,773
L Living Area	OVER Frame Overhang	40	3,663
L Living Area	OVER Frame Overhang	44	4,030

Total additions 16,466

