

Property at 00026 LOFGREN ROAD

Prop ID 3030026

Printed 06-Feb-2024 4:00 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: PAUL NEIL AND AMY
Second name:
Address: 26 LOFGREN ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map:
Lot: 3030026 Neigh.: Zone: R40 Vol: 512 Page: 585

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Dwelling	1.00	398,010

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 09-Dec-2004
Sale price: 740,000
Sale valid: Y

Values

Resident Excess	.05	280	
Mkt value :			
Cost value:			768,986

Summary

Total assessments	538,290	
Total exemptions		
Net assessment	538,290	

Utilities

Water	Connecticut	
Sewer	Public sewer	
Gas	None	

Sales ratios

Cost/sale : 1.0392
Mkt/sale :
Assmt/sale: .7274

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	.053	7,500	398		398	279
Residual		2,309					

.973 acres

Total land value

200,398

140,279

Building Valuation Summary

					Area	
Dwelling	Frame	2 story w/bsmt			1,707	402,370
Basement	Full					
Heating	Yes	A/C Yes				11,500
Plumbing	3 F/B	1 H/B	3 Add'l fix.	1 Wh/p	Saunas	17,500
Attic	None			Attic size:		
Additions						112,314
Other Features		WB Stks	M Stks			16,500

Sub-Total						560,184
Grade	A-		Factor 1.4500			812,267
CDU			C&D Factor 1.00			812,267
Depreciation			30 %			568,587
			Computed cost value @ 70%			398,011

Building additions

Category	Type		Area	Value
P Porches, Patios, Decks	FOFF	Frame open first flo	40	2,437
G Garages	FRL	Attached frame GT 65	864	38,709
G Garages	FSF	Full-story fin o/gar	864	57,874
L Living Area	AIR	Air conditioning	864	2,627
L Living Area	BSMT	Basement addition	20	369
L Living Area	FRFF	Frame first floor	20	2,290
L Living Area	AIR	Air conditioning	20	61
P Porches, Patios, Decks	DECK	Wood deck	300	7,947

Total additions 112,314

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	02	Hip	
Foundation	01	Poured Concrete	Total Rooms 10
Interior Walls	02	Drywall	Garage cars 3
Floors	07	Hardwood/Carpet	Bedrooms 5
Heating System	02	Forced Hot Air	Family Rooms 1
Fuel	01	Oil	Full Baths 3
Attic	99	None	Half Baths 1
Grade	47	A-	Addtn'l fixtures 3
Garage	23	Attached 3 car	Whirlpools 1
Area Over Gar.	01	Fully Finished	Saunas
Basement	01	Full	M/F stacks 1
Bsmt Fin Qual	99	None	W/B stacks 2
Air Condition	01	Central Air	W/B openings 2
Interior Cond	05	Good	
Exterior Cond	05	Good	

Actual Year Built: 1996

