

Property at 00054 LOFGREN ROAD

Prop ID 3030054

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

Administrative Information

Owner name: LI BO & ZHONG WEIXIN
 Second name:
 Address: 54 LOFGREN ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 004 Clerk map:
 Lot: 3030054 Neigh.: Zone: R40 Vol: 721 Page: 806

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Dwelling	1.00	385,490

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 03-Aug-2018
 Sale price: 600,000
 Sale valid:

Values

Mkt value :
 Cost value: 753,357

Summary

Total assessments	527,350
Total exemptions	
Net assessment	527,350

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.2556
 Mkt/sale :
 Assmt/sale: .8789

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	.355	7,500	2,663		2,663	1,864
Residual		15,464					

1.275 acres

Total land value

202,663

141,864

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	389,870
Basement	Full		1,643	
Heating	Yes	A/C Yes		11,140
Plumbing	3 F/B	1 H/B	4 Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Additions				90,494
Other Features	Mason Trim	WB Stks	M Stks	33,051

Sub-Total		542,555
Grade	A-	Factor 1.4500
CDU		C&D Factor 1.00
Depreciation		30 %
		Computed cost value @ 70%
		385,486

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	870	38,978
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437
L Living Area	FRFF Frame first floor	44	5,037
L Living Area	BSMT Basement addition	44	811
L Living Area	AIR Air conditioning	44	134
P Porches, Patios, Decks	BPAT Brick/flagstone pati	416	9,486
G Garages	FSF Full-story fin o/gar	480	32,152
L Living Area	AIR Air conditioning	480	1,459

Total additions 90,494

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 11
Interior Walls	02	Drywall	Garage cars 3
Floors	01	Hardwood	Bedrooms 5
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 800
Area Over Gar.	02	Fully Unfinished	Half Baths 1
Basement	01	Full	Finish bsmt sz
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures 4
Air Condition	01	Central Air	Rec Room Size
Interior Cond	05	Good	Living area 3,810
Exterior Cond	05	Good	# Living Units
			M/F stacks 2
			W/B stacks 2
			W/B openings 2
			Actual Year Built: 1998

