

Property at 00061 LOFGREN ROAD

Prop ID 3030061

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Administrative Information

Owner name: JOHNSON ERIC A & ASHLEY M
 Second name:
 Address: 61 LOFGREN ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 004 Clerk map:
 Lot: 3030061 Neigh.: Zone: R40 Vol: 721 Page: 1142

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 13-Aug-2018
Resident Land	.92	140,000				Sale price: 535,000
Resident Dwelling	1.00	300,070				Sale valid:
					Values	
Resident Excess	.05	270			Mkt value :	
					Cost value:	629,057
Summary			Utilities		Sales ratios	
Total assessments		440,340	Water	Connecticut	Cost/sale :	1.1758
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		440,340	Gas	CNG	Assmt/sale:	.8231

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	.052	7,500	390			390	273
Residual		2,265						
							.972 acres	
							Total land value	
							200,390	
							140,273	

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	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	43	B+	Full Baths	3
Garage	23	Attached 3 car	Half Baths	1
Area Over Gar.	05	Half Story Finis	Masonry trim sf	
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	700
Air Condition	01	Central Air	Whirlpools	1
Interior Cond	05	Good	Rec Room Size	3,070
Exterior Cond	05	Good	Living area	
			# Living Units	1
			Actual Year Built: 1996	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,132	290,070
Basement	Full				
Heating	Yes	A/C Yes			8,330
Plumbing	3 F/B	1 H/B	Add'l fix.	1 Wh/p	16,000
Attic	None		Attic size:		
Other Features		WB Stks	RR		114,930
					24,293
Sub-Total					453,623
Grade	B+	Factor 1.3500			612,391
CDU		C&D Factor 1.00			612,391
Depreciation		30 %			428,674
Computed cost value @ 70%					300,072

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	32	1,950
L Living Area	BSMT Basement addition	160	2,948
L Living Area	FRFF Frame first floor	160	18,317
L Living Area	AIR Air conditioning	160	486
L Living Area	FRFF Frame first floor	50	5,724
L Living Area	AIR Air conditioning	50	152
G Garages	FRL Attached frame GT 65	778	34,856
G Garages	FSF Full-story fin o/gar	568	38,047
L Living Area	AIR Air conditioning	568	1,727
L Living Area	OVER Frame Overhang	28	2,564
P Porches, Patios, Decks	DECK Wood deck	308	8,159

Total additions 114,930

