

Property at 00076 LOFGREN ROAD

Prop ID 3030076

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Administrative Information

Owner name: OMARY KASEM AND
 Second name: PANJWANI MUNEERA
 Address: 76 LOFGREN ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 004 Clerk map:
 Lot: 3030076 Neigh.: Zone: R40 Vol: 742 Page: 1042

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 07-Jul-2020
Resident Land	.92	140,000				Sale price: 575,000
Resident Dwelling	1.00	353,190				Sale valid:
					Values	
Resident Excess	.16	860				Mkt value :
					Cost value: 705,786	
Summary			Utilities		Sales ratios	
Total assessments	494,050		Water	Connecticut	Cost/sale :	1.2275
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	494,050		Gas	CNG	Assmt/sale:	.8592

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	.164	7,500	1,230			1,230	861
Residual		7,144						
		1.084 acres	Total land value				201,230	140,861

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	4
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	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	3,734
Exterior Cond	05	Good	Whirlpools	1
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 1996	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,545	370,730
Basement	Full				
Heating	Yes	A/C Yes			10,600
Plumbing	3 F/B	1 H/B	2 Add'l fix.	1 Wh/p	17,000
Attic	None		Attic size:		
Additions					92,022
Other Features		WB Stks			6,750
Sub-Total					497,102
Grade	A-	Factor 1.4500			720,798
CDU		C&D Factor 1.00			720,798
Depreciation		30 %			504,559
Computed cost value @ 70%					353,191

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	16	1,832
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P Porches, Patios, Decks	F0FF Frame open first flo	40	2,437
G Garages	FRL Attached frame GT 65	804	36,021
P Porches, Patios, Decks	DECK Wood deck	266	7,046
G Garages	FSF Full-story fin o/gar	612	40,994
L Living Area	AIR Air conditioning	612	1,860
Total additions			92,022

