

Property at 00077 LOFGREN ROAD

Prop ID 3030077

Printed 06-Feb-2024 4:01 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: CHOWDHURY HUSSAIN IMTIAZ & SAFA
 Second name:
 Address: 77 LOFGREN ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 004 Clerk map:
 Lot: 3030077 Neigh.: Zone: R40 Vol: 789 Page: 325

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 06-Nov-2023
Resident Land	.92	140,000				Sale price: 830,000
Resident Dwelling	1.00	400,920				Sale valid:
					Values	
Resident Excess	.03	180				Mkt value :
					Cost value: 773,000	
Summary			Utilities		Sales ratios	
Total assessments		541,100	Water	Connecticut	Cost/sale :	.9313
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		541,100	Gas	None	Assmt/sale:	.6519

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	.034	7,500	255		255	179
Residual		1,481					
		.954 acres	Total land value		200,255	140,179	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,661	393,380
Basement	Full with walk				
Heating	Yes	A/C Yes			11,240
Plumbing	4 F/B	1 H/B	5 Add'l fix.	1 Wh/p	Saunas 23,500
Attic	None		Attic size:		
Additions					99,334
Other Features		WB Stks	RR		36,823
Sub-Total					564,277
Grade	A-	Factor 1.4500			818,202
CDU		C&D Factor 1.00			818,202
Depreciation		30 %			572,741
Computed cost value @ 70%					400,919

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	44	2,681
G Garages	FRL Attached frame GT 65	840	37,634
L Living Area	BSMT Basement addition	20	369
L Living Area	FRFF Frame first floor	20	2,290
P Porches, Patios, Decks	DECK Wood deck	300	7,947
P Porches, Patios, Decks	BPAT Brick/flagstone pati	417	9,509
G Garages	FSF Full-story fin o/gar	512	34,296
L Living Area	AIR Air conditioning	512	1,556
P Porches, Patios, Decks	CNPY Canopy	144	3,052

Total additions 99,334

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	Unfinished area	
Fuel	07	Propane Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	47	A-	Full Baths	4
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	5
Air Condition	01	Central Air	Rec Room Size	1,200
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,854
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	1
Actual Year Built: 1996				

