

Property at 00030 LOVELY STREET

Prop ID 3060030

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Administrative Information

Owner name: FAZZALARO ROBERT
 Second name:
 Address: 30 LOVELY STREET
 City/state: AVON CT Zip: 06001

Location Information

Map: 005 Clerk map:
 Lot: 3060030 Neigh.: LV Zone: R15 Vol: 795 Page: 995

Assessments

Assmt category	Qty	Amount
Resident Land	.30	87,500
Resident Dwelling	1.00	131,940
Resident Outbldg	1.00	1,400

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 05-Aug-2024
 Sale price: 350,000
 Sale valid:

Values

Mkt value :
 Cost value: 315,486

Summary

Total assessments	220,840
Total exemptions	
Net assessment	220,840

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : .9014
 Mkt/sale :
 Assmt/sale: .6310

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.300	125,000	125,000			125,000	87,500
Primary Site		13,068						

.300 acres Total land value 125,000 87,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	5
Interior Walls	01	Plaster	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	30	C	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1956	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,008	179,150
Basement	Full				
Heating	Yes	A/C Yes			5,160
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		3,500
Additions					78,735
Other Features		WB Stks	RR		23,424
Sub-Total					289,969
Grade	C		Factor 1.0000		289,969
CDU			C&D Factor 1.00		289,969
Depreciation			35 %		188,480
Computed cost value @ 70%					131,936

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	352	40,297
L Living Area	AIR Air conditioning	352	1,070
G Garages	FRL Attached frame GT 65	660	29,569
P Porches, Patios, Decks	FOFF Frame open first flo	128	7,799

Total additions 78,735

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	13	130	30.00		C	3,900	50	2,000
Utility Shed									
Value at 70%					1,400	Value at 100%			
						2,000			

