

Property at 00038 LOVELY STREET

Prop ID 3060038

Printed 06-Feb-2024 4:25 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: RULLAN PETER L & DEANA M
 Second name:
 Address: 38 LOVELY STREET
 City/state: AVON CT Zip: 06001

Location Information

Map: 005 Clerk map:
 Lot: 3060038 Neigh.: Zone: R30 Vol: 714 Page: 695

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 18-Oct-2017
Resident Land	.69	87,500				Sale price: 308,000
Resident Dwelling	1.00	139,030				Sale valid:
Resident Outbldg	2.00	4,550				Values
Resident Excess	.02	110				Mkt value :
						Cost value: 330,271
Summary			Utilities		Sales ratios	
Total assessments	231,190		Water	Connecticut	Cost/sale :	1.0723
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	231,190		Gas	None	Assmt/sale:	.7506

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.690	125,000	125,000			125,000	87,500
Primary Site		30,056						
RES	12	.020	7,500	150			150	105
Residual		871						
		.710 acres		Total land value			125,150	87,605

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	08	Raised Ranch		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Bedrooms	4
Floors	05	W/W over sub-flo	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addn'l fixtures	
Grade	30	C	Whirlpools	
Garage	12	Basement 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	1
Bsmt Fin Qual	04	Living Area w/o	W/B openings	2
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1973	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,560	251,790
Basement	Full with walk				
Heating	Yes	A/C No			
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		8,500
Additions					12,444
Other Features	WB Stks		Bsmt Gar		32,825
Sub-Total					305,559
Grade	C	Factor 1.0000			305,559
CDU		C&D Factor 1.00			305,559
Depreciation		35 %			198,613
		Computed cost value @ 70%			139,029

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	408	10,808
P Porches, Patios, Decks	CPAT Concrete patio	192	1,636
Total additions			12,444

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	16	192	30.00	2018	C	5,760	50	2,900
Utility Shed									
RS1 Frame	12	20	240	30.00	2020	C	7,200	50	3,600
Utility Shed									
Value at 70%			4,550				Value at 100%		6,500

