

Property at 00098 LOVELY STREET

Prop ID 3060098

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Administrative Information

Owner name: MINNIER WENDY A
 Second name: C/O SHIRLEY MINNIER
 Address: 98 LOVELY STREET
 City/state: AVON CT Zip: 06001

Location Information

Map: 005 Clerk map:
 Lot: 3060098 Neigh.: Zone: R30 Vol: 800 Page: 030

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 01-Dec-1965
Resident Land	.69	87,500				Sale price: 23,500
Resident Dwelling	1.00	130,800				Sale valid:
Resident Outbldg	1.00	1,680				Values
						Mkt value :
Resident Excess	.04	210				Cost value: 314,557
Summary			Utilities		Sales ratios	
Total assessments		220,190	Water	Connecticut	Cost/sale :	13.3854
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		220,190	Gas	None	Assmt/sale:	9.3698

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	.040	7,500	300			300	210
Residual		1,742						
		.730 acres	Total land value				125,300	87,710

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	07	Split Level		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	33	C+	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	04	Living Area w/o	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1962	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,152	198,100
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas	5,000
Attic	None	Attic size:			
Additions					49,634
Other Features		WB Stks			13,439
Sub-Total					266,173
Grade	C+	Factor 1.0800			287,467
CDU		C&D Factor 1.00			287,467
Depreciation		35 %			186,854
Computed cost value @ 70%					130,798

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	432	26,320
G Garages	FR Attached frame LE 65	528	23,314

Total additions 49,634

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	16	160	30.00	2006	C	4,800	50	2,400
Utility Shed									
Value at 70%		1,680	Value at 100%		2,400				

