

Property at 00104 LOVELY STREET

Prop ID 3060104

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Administrative Information

Owner name: HEBERT PAUL R JR AND
 Second name: ROSANNE F
 Address: 104 LOVELY STREET
 City/state: AVON CT Zip: 06001

Location Information

Map: 005 Clerk map:
 Lot: 3060104 Neigh.: Zone: R30 Vol: 311 Page: 0275

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 21-Sep-1995
Resident Land	.69	87,500				Sale price: 153,000
Resident Dwelling	1.00	115,050				Sale valid: Y
Resident Outbldg	1.00	1,050				Values
						Mkt value :
Resident Excess	.06	320				Cost value: 291,314
Summary			Utilities		Sales ratios	
Total assessments		203,920	Water	Connecticut	Cost/sale :	1.9040
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		203,920	Gas	None	Assmt/sale:	1.3328

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	.060	7,500	450			450	315
Residual		2,614						
			.750 acres	Total land value			125,450	87,815

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	8
Interior Walls	02	Drywall	Bedrooms	4
Floors	07	Hardwood/Carpet	Family Rooms	1
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addn'l fixtures	
Grade	33	C+	Whirlpools	
Garage	21	Attached 1 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	
Bsmt Fin Qual	04	Living Area w/o	W/B openings	
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1961	

Building Valuation Summary

						Area	
Dwelling	Frame	1 story w/bsmt				989	176,650
Basement	Full						
Heating	Yes	A/C No					
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p	Saunas		3,500
Attic	None		Attic size:				
Additions							34,895
Other Features							19,072
Sub-Total							234,117
Grade	C+		Factor 1.0800				252,846
CDU			C&D Factor 1.00				252,846
Depreciation			35 %				164,350
Computed cost value @ 70%							115,045

Building additions

Category	Type		Area	Value
P Porches, Patios, Decks	FEFF	Frame enclosed first	192	18,310
G Garages	FR	Attached frame LE 65	264	13,013
L Living Area	OVER	Frame Overhang	39	3,572
Total additions				34,895

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS2 Metal	10	10	100	30.00		C	3,000	50	1,500
Utility Shed									
Value at 70%		1,050	Value at 100%		1,500				

