

Property at 00151 LOVELY STREET

Prop ID 3060151

Printed 06-Feb-2024 4:27 PM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: TBB REALTY LLC  
Second name:  
Address: P O BOX 606  
City/state: AVON CT Zip: 06001

## Location Information

Map: 011 Clerk map:  
Lot: 3060151 Neigh.: Zone: R30 Vol: 672 Page: 450

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .69  | 87,500  |
| Resident Dwelling | 1.00 | 156,260 |
| Resident Outbldg  | 2.00 | 7,140   |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 18-May-1971  
Sale price:  
Sale valid:

## Values

Mkt value :  
Cost value: 358,429

## Summary

|                   |         |
|-------------------|---------|
| Total assessments | 250,900 |
| Total exemptions  |         |
| Net assessment    | 250,900 |

## Utilities

|       |        |
|-------|--------|
| Water | None   |
| Sewer | Septic |
| Gas   | None   |

## Sales ratios

Cost/sale :  
Mkt/sale :  
Assmt/sale:

## 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     |         |         |      |      |         |           |

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

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |   |
|----------------|------|------------------|-------------------------|---|
| Style          | 04   | Colonial         |                         |   |
| Exterior Walls | 03   | Aluminum Siding  |                         |   |
| Roof Material  | 01   | Asphalt Shingles | Story Height 2.0        |   |
| Roof Type      | 01   | Gable            |                         |   |
| Foundation     | 01   | Poured Concrete  | Total Rooms             | 9 |
| Interior Walls | 01   | Plaster          | Bedrooms                | 4 |
| Floors         | 02   | Softwood         | Family Rooms            | 1 |
| Heating System | 01   | Hot Water        | Full Baths              | 2 |
| Fuel           | 01   | Oil              | Half Baths              | 1 |
| Attic          | 99   | None             | Addtn'l fixtures        | 1 |
| Grade          | 37   | B-               | Whirlpools              |   |
| Garage         | 32   | Detached 2 car   | Saunas                  |   |
| Area Over Gar. | 99   | None             | M/F stacks              |   |
| Basement       | 01   | Full             | W/B stacks              |   |
| Bsmt Fin Qual  | 01   | Unfinished       | W/B openings            |   |
| Air Condition  | 99   | None             |                         |   |
| Interior Cond  | 05   | Good             |                         |   |
| Exterior Cond  | 05   | Good             | Actual Year Built: 1830 |   |

## Building Valuation Summary

| Dwelling       | Frame | 2 story w/bsmt     | Area |              |
|----------------|-------|--------------------|------|--------------|
| Basement       | Full  |                    | 735  | 212,540      |
| Heating        | Yes   | A/C No             |      |              |
| Plumbing       | 2 F/B | 1 H/B 1 Add'l fix. | Wh/p | Saunas 9,000 |
| Attic          | None  | Attic size:        |      |              |
| Additions      |       |                    |      | 71,984       |
| Other Features |       |                    |      |              |

|              |                           |                       |
|--------------|---------------------------|-----------------------|
| Sub-Total    |                           | 293,524               |
| Grade        | B-                        | Factor 1.1700 343,423 |
| CDU          | C&D Factor 1.00           | 343,423               |
| Depreciation | 35 %                      | 223,225               |
|              | Computed cost value @ 70% | 156,258               |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| P Porches, Patios, Decks | FEFF Frame enclosed first | 189  | 18,023 |
| L Living Area            | FRFF Frame first floor    | 406  | 46,479 |
| L Living Area            | BSMT Basement addition    | 406  | 7,482  |

Total additions 71,984

## Outbuilding Information

| Description         | Wid | Len | Area | Rate  | Year | Cnd | RCN    | Depr | Value |
|---------------------|-----|-----|------|-------|------|-----|--------|------|-------|
| RG1 Frame or Con    | 20  | 21  | 420  | 55.95 |      | D   | 18,329 | 50   | 9,200 |
| Block Detach Garage |     |     |      |       |      |     |        |      |       |
| RS1 Frame           | 6   | 14  | 84   | 30.00 |      | D   | 1,966  | 50   | 1,000 |
| Utility Shed        |     |     |      |       |      |     |        |      |       |

Value at 70% 7,140

Value at 100% 10,200

