

Property at 00165 LOVELY STREET

Prop ID 3060165

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Administrative Information

Owner name: BRIGHENTI THERESA B
 Second name:
 Address: P O BOX 606
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
 Lot: 3060165 Neigh.: Zone: R30/40 Vol: 641 Page: 230

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date:	13-Apr-1961
Resident Land	.92	87,500	AAA Veteran	1,000	Sale price:	
Resident Dwelling	1.00	338,380	CAB Add Vet	500	Sale valid:	
Resident Outbldg	2.00	39,340	DAC Veteran	10,000	Values	
Use Assmt Forest	26.96	4,720			Mkt value :	
					Cost value:	671,343
Summary			Utilities		Sales ratios	
Total assessments		469,940	Water	None	Cost/sale :	
Total exemptions		11,500	Sewer	Septic	Mkt/sale :	
Net assessment		458,440	Gas	None	Assmt/sale:	

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	125,000	125,000		125,000	87,500
Primary Site		40,075					
FOR	62	26.960	250	6,740		6,740	4,718
Forest		1,174,378					
27.880 acres				Total land value		131,740	92,218

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	02	Unfinished	Addtn'l fixtures	
Grade	47	A-	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	01	Unfinished	W/B openings	2
Air Condition	02	Partial Central		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1967	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,064	276,790
Basement	Full				
Heating	Yes	A/C Yes			7,950
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	Unfinished		Attic size:	1,064	14,518
Additions					191,632
Other Features		WB Stks			13,500
Sub-Total					512,890
Grade	A-	Factor 1.4500			743,691
CDU		C&D Factor 1.00			743,691
Depreciation		35 %			483,399
		Computed cost value @ 70%			338,379

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	38	3,480
L Living Area	FRFF Frame first floor	396	45,334
L Living Area	BSMT Basement addition	396	7,297
P Porches, Patios, Decks	FEFF Frame enclosed first	240	22,887
G Garages	FR Attached frame LE 65	624	27,060
L Living Area	FRFF Frame first floor	471	53,921
P Porches, Patios, Decks	FOFF Frame open first flo	114	6,946
P Porches, Patios, Decks	FOFF Frame open first flo	28	1,706
P Porches, Patios, Decks	FOFF Frame open first flo	21	1,279
P Porches, Patios, Decks	DECK Wood deck	820	21,722
Total additions			191,632

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
AB1 Bank barn	42	60	2,520	65.80		C	165,816	75	41,500
AB1 Bank barn	14	32	448	65.80		C	29,478	50	14,700
Value at 70%			39,340				Value at 100%		56,200

