

Property at 00195 LOVELY STREET

Prop ID 3060195

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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: 3060195 Neigh.: Zone: R30/40 Vol: 672 Page: 450

Assessments

Assmt category	Qty	Amount
Resident Land	.69	87,500
Resident Dwelling	1.00	87,860
Resident Outbldg	1.00	10,360

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 31-Mar-1989
 Sale price: 160,000
 Sale valid:

Values

Mkt value :
 Cost value: 270,943

Summary

Total assessments	189,660
Total exemptions	
Net assessment	189,660

Utilities

Water	Connecticut
Sewer	None
Gas	None

Sales ratios

Cost/sale : 1.6934
 Mkt/sale :
 Assmt/sale: 1.1854

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	.750	7,500	5,625			5,625	3,938
Residual		32,670						

1.440 acres Total land value 130,625 91,438

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	01	Plaster		
Floors	01	Hardwood		
Heating System	01	Hot Water		
Fuel	01	Oil		
Attic	99	None		
Grade	30	C		
Garage	32	Detached 2 car		
Area Over Gar.	99	None		
Basement	04	Full with walk-o		
Bsmt Fin Qual	01	Unfinished		
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1956

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	162,830
Basement	Full with walk		884	
Heating	Yes	A/C No		
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas 5,000
Attic	None	Attic size:		
Additions				25,271
Other Features				

Sub-Total		193,101
Grade C	Factor 1.0000	193,101
CDU	C&D Factor 1.00	193,101
Depreciation	35 %	125,516
	Computed cost value @ 70%	87,861

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	F0FF Frame open first flo	12	731
P Porches, Patios, Decks	FEFF Frame enclosed first	144	13,732
P Porches, Patios, Decks	DECK Wood deck	408	10,808

Total additions 25,271

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	22	24	528	55.95		C	29,542	50	14,800
Block Detach Garage									

Value at 70% 10,360

Value at 100% 14,800

