

Property at 00200 LOVELY STREET

Prop ID 3060200

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## Administrative Information

Owner name: JANES BRIAN R  
 Second name:  
 Address: 200 LOVELY STREET  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 011 Clerk map: 23 006  
 Lot: 3060200 Neigh.: Zone: R30 Vol: 663 Page: 985

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .69  | 87,500  |
| Resident Dwelling | 1.00 | 156,980 |
| Resident Outbldg  | 1.00 | 840     |

## Exemptions

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

## Last sale

Sale date: 01-Jul-2013  
 Sale price: 306,000  
 Sale valid:

## Values

Mkt value :  
 Cost value: 355,629

## Summary

|                   |         |
|-------------------|---------|
| Total assessments | 248,940 |
| Total exemptions  |         |
| Net assessment    | 248,940 |

## Utilities

|       | Connecticut |
|-------|-------------|
| Water |             |
| Sewer |             |
| Gas   | None        |

## Sales ratios

Cost/sale : 1.1622  
 Mkt/sale :  
 Assmt/sale: .8135

## 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  | .690       | 7,500   | 5,175   |      |      | 5,175   | 3,623     |
| Residual     |     | 30,056     |         |         |      |      |         |           |

1.380 acres

Total land value

130,175

91,123

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |   |
|----------------|------|------------------|-------------------------|---|
| Style          | 08   | Raised Ranch     |                         |   |
| Exterior Walls | 10   | Vertical 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         | 05   | W/W over sub-flo | Family Rooms            | 1 |
| Heating System | 01   | Hot Water        | Full Baths              | 2 |
| Fuel           | 01   | Oil              | Half Baths              | 1 |
| Attic          | 99   | None             | Addtn'l fixtures        |   |
| Grade          | 37   | B-               | Whirlpools              |   |
| Garage         | 12   | Basement 2 car   | Saunas                  |   |
| Area Over Gar. | 01   | Fully Finished   | 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: 1979 |   |

## Building Valuation Summary

|                |       | Area           |             |
|----------------|-------|----------------|-------------|
| Dwelling       | Frame | 1 story w/bsmt | 1,508       |
| Basement       | Full  |                | 244,940     |
| Heating        | Yes   | A/C No         |             |
| Plumbing       | 2 F/B | 1 H/B          | Add'l fix.  |
| Attic          | None  |                | Wh/p        |
| Additions      |       |                | Saunas      |
| Other Features |       |                | 8,500       |
|                |       |                | Attic size: |
|                |       |                | 11,179      |
|                |       |                | WB Stks     |
|                |       |                | Bsmt Gar    |
|                |       |                | 30,269      |

|              |                           |         |
|--------------|---------------------------|---------|
| Sub-Total    |                           | 294,888 |
| Grade        | B-                        |         |
| CDU          |                           |         |
| Depreciation |                           |         |
|              | Factor 1.1700             | 345,019 |
|              | C&D Factor 1.00           | 345,019 |
|              | 35 %                      | 224,262 |
|              | Computed cost value @ 70% | 156,983 |

## Building additions

| Category                 | Type                      | Area | Value |
|--------------------------|---------------------------|------|-------|
| P Porches, Patios, Decks | DECK Wood deck            | 252  | 6,675 |
| P Porches, Patios, Decks | DECK Wood deck            | 32   | 848   |
| P Porches, Patios, Decks | FOFF Frame open first flo | 60   | 3,656 |

Total additions 11,179

## Outbuilding Information

| Description  | Wid | Len | Area | Rate  | Year | Cnd | RCN           | Depr | Value |
|--------------|-----|-----|------|-------|------|-----|---------------|------|-------|
| RS1 Frame    | 8   | 10  | 80   | 30.00 |      | C   | 2,400         | 50   | 1,200 |
| Utility Shed |     |     |      |       |      |     |               |      |       |
| Value at 70% |     |     | 840  |       |      |     | Value at 100% |      | 1,200 |

