

Property at 00206 LOVELY STREET

Prop ID 3060206

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Administrative Information

Owner name: RUEZ PHYLLIS ANN
 Second name:
 Address: 206 LOVELY STREET
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
 Lot: 3060206 Neigh.: Zone: R30 Vol: 342 Page: 599

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 21-Aug-1987
Resident Land	.69	87,500				Sale price: 134,250
Resident Dwelling	1.00	133,880				Sale valid:
Resident Outbldg	1.00	770				Values
						Mkt value :
Resident Excess	.01	50				Cost value: 317,429
Summary			Utilities		Sales ratios	
Total assessments		222,200	Water	Well		Cost/sale : 2.3645
Total exemptions			Sewer	Septic		Mkt/sale :
Net assessment		222,200	Gas	None		Assmt/sale: 1.6551

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	.010	7,500	75			75	53
Residual		436						
		.700 acres		Total land value			125,075	87,553

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	5
Interior Walls	01	Plaster	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	30	C	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1957	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,128	194,940
Basement	Full				
Heating	Yes	A/C Yes			5,600
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas	5,000
Attic	None	Attic size:			
Additions					81,940
Other Features		WB Stks			6,750
Sub-Total					294,230
Grade	C	Factor 1.0000			294,230
CDU		C&D Factor 1.00			294,230
Depreciation		35 %			191,250
Computed cost value @ 70%					133,875

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	288	7,629
G Garages	FR Attached frame LE 65	576	25,187
L Living Area	FRFF Frame first floor	418	47,853
L Living Area	AIR Air conditioning	418	1,271
Total additions			81,940

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	30.00		D	2,246	50	1,100
Utility Shed									
Value at 70%		770	Value at 100%		1,100				

