

Property at 00214 LOVELY STREET

Prop ID 3060214

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## Administrative Information

Owner name: NORRIS DAVID E  
 Second name:  
 Address: 214 LOVELY STREET  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 011 Clerk map:  
 Lot: 3060214 Neigh.: Zone: R30 Vol: 249 Page: 1104

| Assessments       |      |         | Exemptions |        | Last sale    |                        |
|-------------------|------|---------|------------|--------|--------------|------------------------|
| Assmt category    | Qty  | Amount  | Exempt     | Cat    | Amount       | Sale date: 02-Jun-1983 |
| Resident Land     | .69  | 87,500  |            |        |              | Sale price: 73,000     |
| Resident Dwelling | 1.00 | 93,790  |            |        |              | Sale valid:            |
| Resident Outbldg  | 1.00 | 9,450   |            |        |              | Values                 |
|                   |      |         |            |        |              | Mkt value :            |
| Resident Excess   | .08  | 420     |            |        |              | Cost value: 273,086    |
| Summary           |      |         | Utilities  |        | Sales ratios |                        |
| Total assessments |      | 191,160 | Water      | Well   | Cost/sale :  | 3.7409                 |
| Total exemptions  |      |         | Sewer      | Septic | Mkt/sale :   |                        |
| Net assessment    |      | 191,160 | Gas        | None   | Assmt/sale:  | 2.6186                 |

## 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  | .080       | 7,500   | 600        |                  |      | 600     | 420       |
| Residual     |     | 3,485      |         |            |                  |      |         |           |
|              |     |            |         | .770 acres | Total land value |      | 125,600 | 87,920    |

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |   |
|----------------|------|------------------|-------------------------|---|
| Style          | 02   | Cape             |                         |   |
| Exterior Walls | 03   | Aluminum Siding  |                         |   |
| Roof Material  | 01   | Asphalt Shingles | Story Height 1.0        |   |
| Roof Type      | 01   | Gable            |                         |   |
| Foundation     | 01   | Poured Concrete  | Total Rooms             | 6 |
| Interior Walls | 02   | Drywall          | Bedrooms                | 2 |
| Floors         | 06   | W/W over wood    | Family Rooms            | 1 |
| Heating System | 01   | Hot Water        | Full Baths              | 1 |
| Fuel           | 01   | Oil              | Half Baths              |   |
| Attic          | 01   | Fully Finished   | Addn'l fixtures         |   |
| Grade          | 30   | C                | Whirlpools              |   |
| Garage         | 32   | Detached 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  | 99   | None             |                         |   |
| Interior Cond  | 05   | Good             |                         |   |
| Exterior Cond  | 05   | Good             | Actual Year Built: 1956 |   |

## Building Valuation Summary

|                           |                | Area            |             |
|---------------------------|----------------|-----------------|-------------|
| Dwelling                  | Frame          | 1 story w/bsmt  | 864         |
| Basement                  | Full           |                 | 160,200     |
| Heating                   | Yes            | A/C No          |             |
| Plumbing                  | 1 F/B          | H/B Add'l fix.  | Wh/p Saunas |
| Attic                     | Fully Finished | Attic size: 864 | 25,977      |
| Additions                 |                |                 | 13,194      |
| Other Features            | WB Stks        |                 | 6,750       |
| Sub-Total                 |                |                 | 206,121     |
| Grade                     | C              | Factor 1.0000   | 206,121     |
| CDU                       |                | C&D Factor 1.00 | 206,121     |
| Depreciation              |                | 35 %            | 133,979     |
| Computed cost value @ 70% |                |                 | 93,785      |

## Building additions

| Category                 | Type                   | Area | Value  |
|--------------------------|------------------------|------|--------|
| L Living Area            | FRFF Frame first floor | 72   | 8,243  |
| L Living Area            | BSMT Basement addition | 72   | 1,327  |
| P Porches, Patios, Decks | CNPY Canopy            | 171  | 3,624  |
| Total additions          |                        |      | 13,194 |

## Outbuilding Information

| Description         | Wid | Len   | Area          | Rate  | Year   | Cnd | RCN    | Depr | Value  |
|---------------------|-----|-------|---------------|-------|--------|-----|--------|------|--------|
| RG1 Frame or Con    | 22  | 22    | 484           | 55.95 | 1997   | C   | 27,080 | 50   | 13,500 |
| Block Detach Garage |     |       |               |       |        |     |        |      |        |
| Value at 70%        |     | 9,450 | Value at 100% |       | 13,500 |     |        |      |        |

