

Property at 00224 LOVELY STREET

Prop ID 3060224

Printed 05-Mar-2024 2:17 PM Design and Layout (C) Right/Angles

Administrative Information						
HAAX	Owner name: ST MATTHEWS LUTHERAN CHURCH					
	Second name: OF COLLINSVILLE					
	Address: 224 LOVELY STREET					
	City/state: AVON CT					Zip: 06001
Location Information						
Map: 011		Clerk map:				
Lot: 3060228		Neigh.:		Zone: R30	Vol: 137	Page: 194
Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 25-Apr-1963
Commerc Land	5.24	293,610				Sale price:
Commerc Building	1.00	1,423,730				Sale valid: 19
Commerc Outbldg	3.00	3,780				Values
Resident Dwelling	1.00	237,190				Mkt value :
					Cost value: 2,797,586	
Summary			Utilities		Sales ratios	
Total assessments		1,958,310	Water	Connecticut	Cost/sale :	
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		1,958,310	Gas	CNG	Assmt/sale:	

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
CPRI	21	5.243	80,000	419,440			419,440	293,608
Comm Primary	228,385							

5.243 acres Total land value 419,440 293,608

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	92	Church	Basement		
Exterior Walls	03	BR/FR			
Roof Material	01	Asphalt Shingles	1st Floor	92 Church	100.00
Roof Type	01	Gable			
Foundation	01	Poured Concrete	2nd Floor		
Interior Walls	02	Drywall			
Floors	05	Vinyl Tile	3rd Floor		
Heating System	02	Forced Hot Air			
Fuel Type	07	Propane Gas	4th Floor		
Construct Type	01	Wood Frame			
Grade	40	B	Other Features	Size	Qty
Garage			OP1 Open Porch	224	
Basement	04	Slab	OP1 Open Porch	217	
Bsmt Finish					
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU			Year Built:	Eff Year Built:	

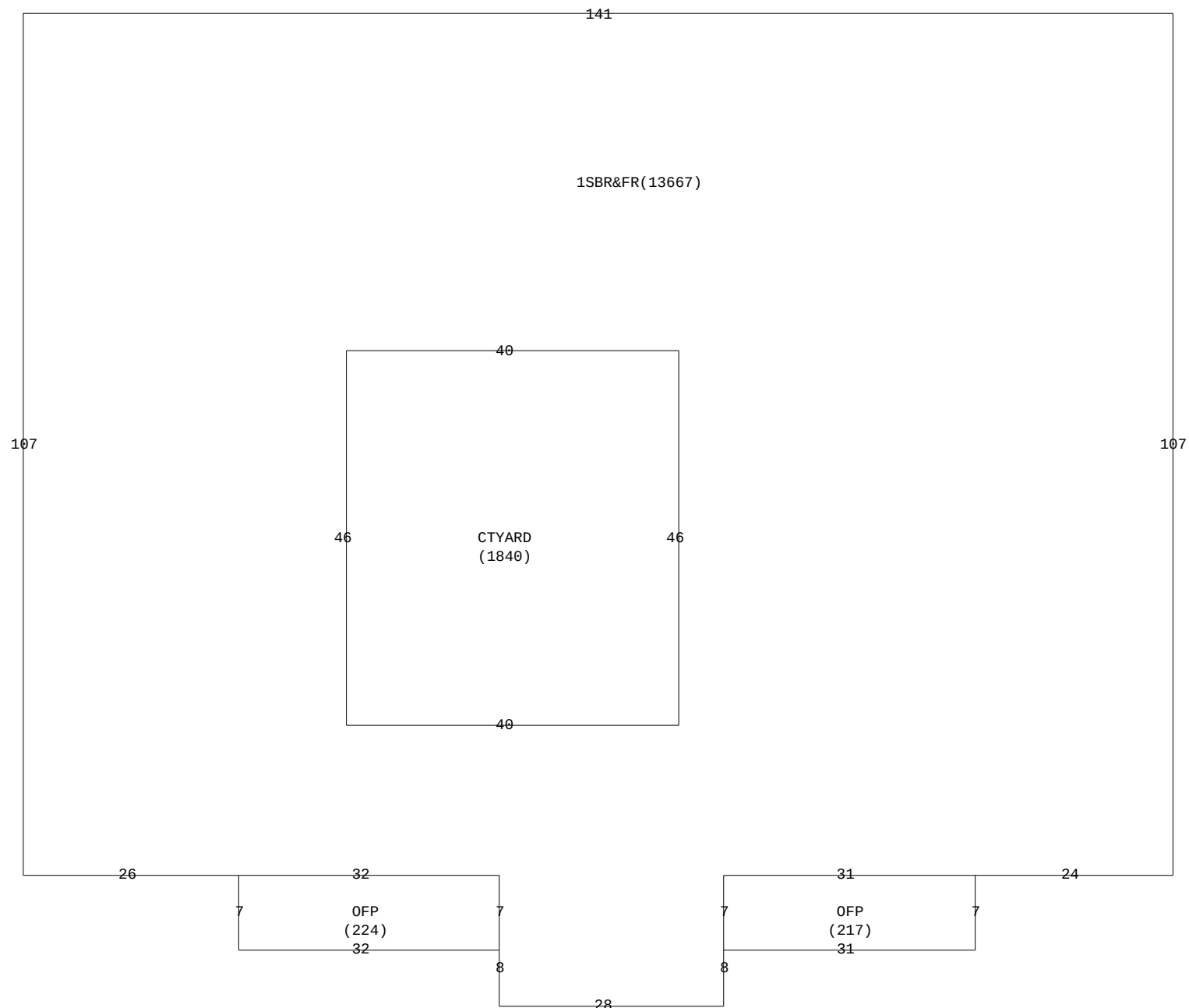
Commercial Valuation Summary

Main Area: 13,667 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement						
1st Floor	92	Church	100.00	13,667	146.25	1,998,800
2nd Floor						
3rd Floor						
4th Floor						
Other Features		Size	Rate	Qty	Rate	Value
OP1	Open Porch	224	43.00			9,630
OP1	Open Porch	217	43.00			9,330
Sub-Total						2,017,760
Grade	B	Factor	1.2600			2,542,380
CDU		C&D Factor	1.00			2,542,380
Depreciation		20 %				2,033,904
Computed cost value @ 70%						1,423,733

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	12	120	30.00		C	3,600	50	1,800
Utility Shed									
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Utility Shed									
RS1 Frame	10	12	120	30.00		C	3,600	50	1,800
Utility Shed									
Value at 70%		3,780					Value at 100%		5,400



228 LOVELY STREET COMBINED WITH 22 GREENWOOD DR V 532 P 1202 11-9-05
FORMERLY 228 LOVELY STREET - CHANGED TO 224 12/11/12

EASMNT V788 P316 9-15-23 \$10,000-SRR TOWERS-ASSGNMNT OF TOWER GRND LSE