

Property at 00246 LOVELY STREET

Prop ID 3060246

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## Administrative Information

Owner name: TETERICHKO ROMAN & TALIDA  
 Second name:  
 Address: 246 LOVELY STREET  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 011 Clerk map:  
 Lot: 3060246 Neigh.: Zone: R30 Vol: 628 Page: 469

## Assessments

| Assmt category    | Qty  | Amount  | Exempt Cat | Amount | Last sale              |  |
|-------------------|------|---------|------------|--------|------------------------|--|
| Resident Land     | .69  | 87,500  |            |        | Sale date: 29-Aug-2011 |  |
| Resident Dwelling | 1.00 | 176,610 |            |        | Sale price: 220,000    |  |
| Resident Outbldg  | 1.00 | 2,660   |            |        | Sale valid: 14         |  |
| Values            |      |         |            |        |                        |  |
| Resident Excess   | .25  | 1,310   |            |        | Mkt value :            |  |
|                   |      |         |            |        | Cost value: 382,971    |  |

## Summary

| Summary           |         | Utilities |             | Sales ratios |        |
|-------------------|---------|-----------|-------------|--------------|--------|
| Total assessments | 268,080 | Water     | Connecticut | Cost/sale :  | 1.7408 |
| Total exemptions  |         | Sewer     | Septic      | Mkt/sale :   |        |
| Net assessment    | 268,080 | Gas       | None        | Assmt/sale:  | 1.2185 |

## 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  | .250       | 7,500   | 1,875   |           | 1,875   | 1,313     |
| Residual     |     | 10,890     |         |         |           |         |           |

.940 acres Total land value 126,875 88,813

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |   |
|----------------|------|------------------|-------------------------|---|
| Style          | 01   | Ranch            |                         |   |
| Exterior Walls | 06   | Brick            |                         |   |
| 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                | 3 |
| Floors         | 01   | Hardwood         | Family Rooms            |   |
| Heating System | 02   | Forced Hot Air   | Full Baths              | 2 |
| Fuel           | 01   | Oil              | Half Baths              |   |
| Attic          | 99   | None             | Addtn'l fixtures        |   |
| Grade          | 33   | 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  | 03   | Rec Room W/ Air  | W/B openings            | 1 |
| Air Condition  | 01   | Central Air      |                         |   |
| Interior Cond  | 05   | Good             |                         |   |
| Exterior Cond  | 05   | Good             | Actual Year Built: 1962 |   |

## Building Valuation Summary

|                           |                           | Area            |         |
|---------------------------|---------------------------|-----------------|---------|
| Dwelling                  | Masonry 1 story w/bsmt    | 1,470           | 245,030 |
| Basement                  | Full                      |                 |         |
| Heating                   | Yes A/C Yes               |                 | 6,870   |
| Plumbing                  | 2 F/B H/B Add'l fix. Wh/p |                 | 5,000   |
| Attic                     | None Attic size:          |                 |         |
| Additions                 |                           |                 | 74,699  |
| Other Features            | WB Stks RR                |                 | 27,802  |
| Sub-Total                 |                           |                 | 359,401 |
| Grade                     | C+                        | Factor 1.0800   | 388,153 |
| CDU                       |                           | C&D Factor 1.00 | 388,153 |
| Depreciation              |                           | 35 %            | 252,299 |
| Computed cost value @ 70% |                           |                 | 176,609 |

## Building additions

| Category                 | Type                   | Area | Value  |
|--------------------------|------------------------|------|--------|
| G Garages                | MA Attached masonry LE | 484  | 22,242 |
| L Living Area            | FRFF Frame first floor | 264  | 30,223 |
| L Living Area            | AIR Air conditioning   | 264  | 803    |
| L Living Area            | FRFF Frame first floor | 126  | 14,425 |
| L Living Area            | AIR Air conditioning   | 126  | 383    |
| P Porches, Patios, Decks | DECK Wood deck         | 250  | 6,623  |

Total additions 74,699

## Outbuilding Information

| Description  | Wid | Len   | Area          | Rate  | Year  | Cnd | RCN   | Depr | Value |
|--------------|-----|-------|---------------|-------|-------|-----|-------|------|-------|
| RS1 Frame    | 16  | 16    | 256           | 30.00 |       | C   | 7,680 | 50   | 3,800 |
| Utility Shed |     |       |               |       |       |     |       |      |       |
| Value at 70% |     | 2,660 | Value at 100% |       | 3,800 |     |       |      |       |

