

Property at 00255 LOVELY STREET

Prop ID 3060255

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Administrative Information

Owner name: SMOLEN ANDREW R II
 Second name:
 Address: 255 LOVELY STREET
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
 Lot: 3060255 Neigh.: Zone: R40 Vol: 634 Page: 231

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 29-Oct-1999
Resident Land	.69	87,500			Sale price: 188,000
Resident Outbldg	1.00	36,190			Sale valid:
Resident Dwelling	1.00	151,140			

Values

Resident Excess	1.04	5,480	Mkt value :	
			Cost value:	400,443

Summary

Total assessments	280,310	Water Well	Cost/sale :	2.1300
Total exemptions		Sewer Septic	Mkt/sale :	
Net assessment	280,310	Gas None	Assmt/sale:	1.4910

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	1.044	7,500	7,830		7,830	5,481
Residual		45,477					

1.734 acres Total land value 132,830 92,981

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	07	Split Level		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	30	C	Whirlpools	
Garage	11	Basement 1 car	Saunas	
Area Over Gar.	99	None	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: 1961	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,472	240,210
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		8,500
Additions					52,958
Other Features		WB Stks		Bsmt Gar	30,498
Sub-Total					332,166
Grade	C	Factor 1.0000			332,166
CDU		C&D Factor 1.00			332,166
Depreciation		35 %			215,908
Computed cost value @ 70%					151,136

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	20	1,219
G Garages	FRL Attached frame GT 65	672	30,107
P Porches, Patios, Decks	DECK Wood deck	30	795
P Porches, Patios, Decks	FOFF Frame open first flo	342	20,837

Total additions 52,958

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP3 Pool w/ Reinfor Conc	24	39	936	110.5		C	103,475	50	51,700
Value at 70%			36,190				Value at 100%		51,700

