

Property at 00256 LOVELY STREET

Prop ID 3060256

Printed 06-Feb-2024 4:31 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: BRAY RICHARD B & KIMBERLY A
 Second name:
 Address: 256 LOVELY STREET
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map: 16 008
 Lot: 3060256 Neigh.: Zone: R30 Vol: 750 Page: 225

Assessments

Assmt category	Qty	Amount
Resident Land	.69	87,500
Resident Dwelling	1.00	329,150

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 23-Nov-2020
 Sale price: 499,900
 Sale valid:

Values

Mkt value :
 Cost value: 597,986

Summary

Total assessments	418,590
Total exemptions	
Net assessment	418,590

Utilities

Water	None
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : 1.1962
 Mkt/sale :
 Assmt/sale: .8373

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	.740	7,500	5,550	.50		2,775	1,943
Residual		32,234						

1.430 acres

Total land value

127,775

89,443

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	272,890
Basement	Full		1,044	
Heating	Yes	A/C Yes		7,840
Plumbing	2 F/B	1 H/B 1 Add'l fix.	Wh/p	9,000
Attic	None	Attic size:		
Additions				73,912
Other Features		M Stks		3,000

Sub-Total	366,642
Grade B+	Factor 1.3500
CDU	C&D Factor 1.00
Depreciation	5 %
	Computed cost value @ 70%
	329,153

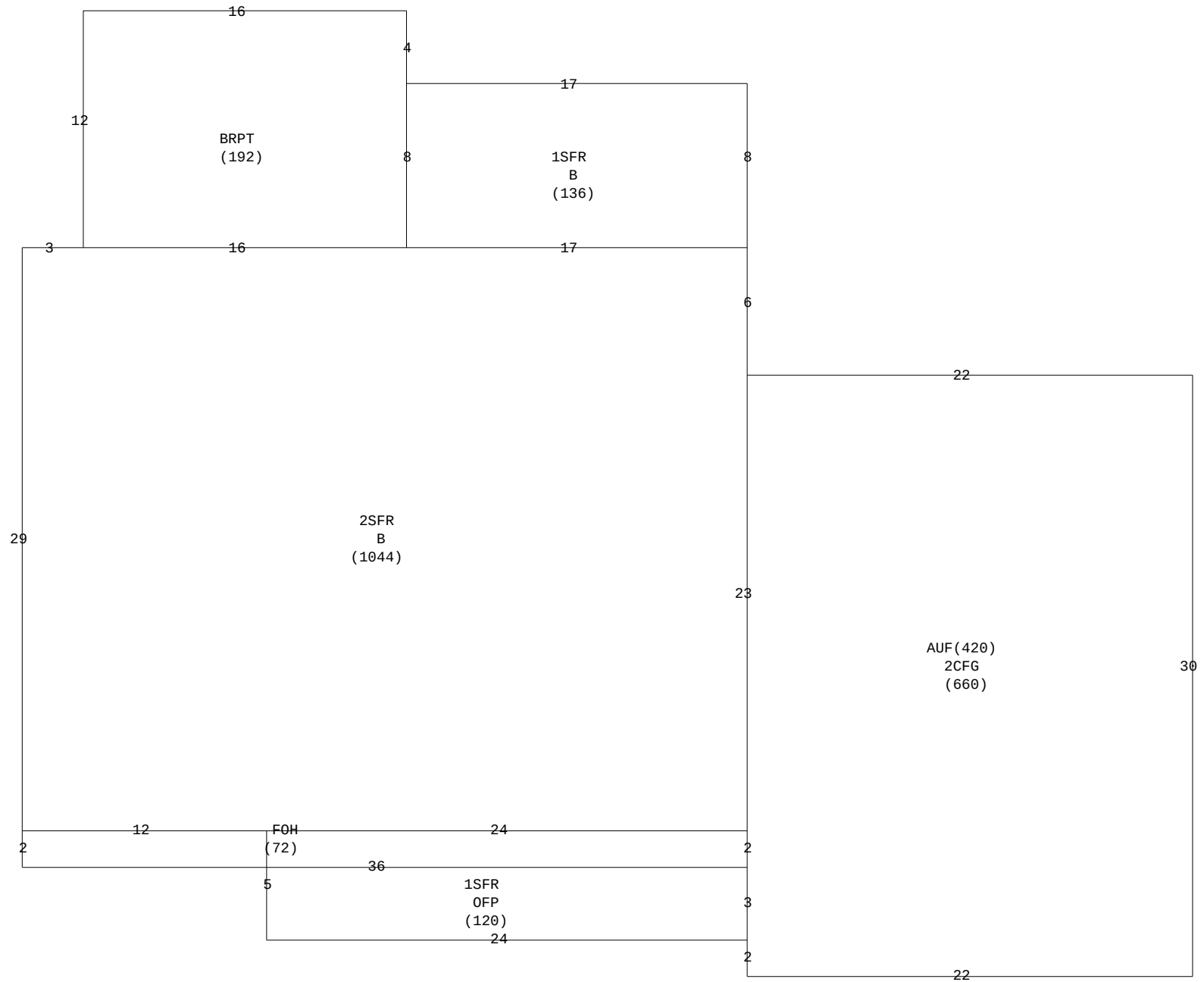
Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	660	29,569
L Living Area	UATT Unfinished attic	420	7,353
L Living Area	BSMT Basement addition	136	2,506
L Living Area	FRFF Frame first floor	136	15,569
L Living Area	AIR Air conditioning	136	413
P Porches, Patios, Decks	BPAT Brick/flagstone pati	192	4,378
L Living Area	OVER Frame Overhang	72	6,594
L Living Area	AIR Air conditioning	72	219
P Porches, Patios, Decks	FOFF Frame open first flo	120	7,311

Total additions 73,912

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	19	Modern Colonial	
Exterior Walls	04	Vinyl Siding	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 8
Interior Walls	02	Drywall	Garage cars 2
Floors	07	Hardwood/Carpet	Bedrooms 4
Heating System	02	Forced Hot Air	Unfinished area
Fuel	02	Natural Gas	Family Rooms 1
Attic	99	None	Dormer linear f
Grade	43	B+	Full Baths 2
Garage	22	Attached 2 car	Masonry trim sf
Area Over Gar.	07	Attic	Half Baths 1
Basement	01	Full	Finish bsmt sz
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures 1
Air Condition	01	Central Air	Rec Room Size
Interior Cond	05	Good	Living area 2,296
Exterior Cond	05	Good	Whirlpools
			# Living Units 1
			M/F stacks 1
			W/B stacks
			W/B openings
			Actual Year Built: 2020



THIS PARCEL SPLIT FROM 252 LOVELY ST (3 LOT SUBDIVISION) T/C MAP 16-08