

Property at 00260 LOVELY STREET

Prop ID 3060260

Printed 23-Jun-2025 12:46 PM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: STANCZYC MICHAEL & NATALIE  
Second name:  
Address: 260 LOVELY STEET  
City/state: AVON CT Zip: 06001

## Location Information

Map: 011 Clerk map: 16 008  
Lot: 3060260 Neigh.: Zone: R30 Vol: 804 Page: 107

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .69  | 87,500  |
| Resident Dwelling | 1.00 | 339,420 |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 06-Jun-2025  
Sale price: 785,000  
Sale valid:

## Values

| Resident Excess |       |  | Mkt value : | Cost value: |
|-----------------|-------|--|-------------|-------------|
| .83             | 2,180 |  |             | 613,000     |

## Summary

| Total assessments |  |
|-------------------|--|
| 429,100           |  |
| Total exemptions  |  |
|                   |  |
| Net assessment    |  |
| 429,100           |  |

## Utilities

| Water | Well   |
|-------|--------|
|       |        |
| Sewer | Septic |
|       |        |
| Gas   | None   |
|       |        |

## Sales ratios

Cost/sale : .7809  
Mkt/sale :  
Assmt/sale: .5466

## 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  | .830       | 7,500   | 6,225   | .50  |      | 3,113   | 2,179     |
| Residual     |     | 36,155     |         |         |      |      |         |           |

1.520 acres

Total land value

128,113

89,679

## 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             | 7     |
| Interior Walls | 02   | Drywall          | Garage cars             | 2     |
| Floors         | 07   | Hardwood/Carpet  | Bedrooms                | 4     |
| Heating System | 02   | Forced Hot Air   | Unfinished area         |       |
| Fuel           | 07   | Propane 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. | 99   | None             | Half Baths              | 1     |
| Basement       | 01   | Full             | Finish bsmt sz          |       |
| Bsmt Fin Qual  | 03   | Rec Room W/ Air  | Addtn'l fixtures        | 2     |
| Air Condition  | 01   | Central Air      | Rec Room Size           | 700   |
| Interior Cond  | 05   | Good             | Living area             | 2,375 |
| Exterior Cond  | 05   | Good             | Whirlpools              |       |
|                |      |                  | # Living Units          | 1     |
|                |      |                  | M/F stacks              | 1     |
|                |      |                  | W/B stacks              |       |
|                |      |                  | W/B openings            |       |
|                |      |                  | Actual Year Built: 2019 |       |

## Building Valuation Summary

| Dwelling       | Frame | 2 story w/bsmt     | Area  |         |
|----------------|-------|--------------------|-------|---------|
| Basement       | Full  |                    | 1,101 | 284,020 |
| Heating        | Yes   | A/C Yes            |       | 8,160   |
| Plumbing       | 2 F/B | 1 H/B 2 Add'l fix. | Wh/p  | 9,500   |
| Attic          | None  | Attic size:        |       |         |
| Additions      |       |                    |       | 55,854  |
| Other Features |       | M Stks RR          |       | 20,543  |

| Sub-Total    |    |                           |         |
|--------------|----|---------------------------|---------|
| Grade        | B+ | Factor 1.3500             | 378,077 |
| CDU          |    | C&D Factor 1.00           | 510,404 |
| Depreciation |    | 5 %                       | 510,404 |
|              |    | Computed cost value @ 70% | 484,884 |
|              |    |                           | 339,419 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| G Garages                | FR Attached frame LE 65   | 638  | 27,606 |
| G Garages                | FSF Full-story fin o/gar  | 66   | 4,421  |
| L Living Area            | AIR Air conditioning      | 66   | 201    |
| P Porches, Patios, Decks | FOFF Frame open first flo | 96   | 5,849  |
| L Living Area            | OVER Frame Overhang       | 30   | 2,748  |
| L Living Area            | AIR Air conditioning      | 30   | 91     |
| L Living Area            | BSMT Basement addition    | 77   | 1,419  |
| L Living Area            | FRFF Frame first floor    | 77   | 8,815  |
| L Living Area            | AIR Air conditioning      | 77   | 234    |
| P Porches, Patios, Decks | BPAT Brick/flagstone pati | 196  | 4,470  |

Total additions 55,854

