

Property at 00273 LOVELY STREET

Prop ID 3060273

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Administrative Information

Owner name: KELLER CHARLES H &
 Second name: PATRICIA D
 Address: 273 LOVELY STREET
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map: 09 097
 Lot: 3060273 Neigh.: Zone: R30/40 Vol: 495 Page: 217

Assessments

Assmt category	Qty	Amount
Resident Land	.69	87,500
Resident Dwelling	1.00	174,270
Resident Outbldg	1.00	980

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 07-Apr-2004
 Sale price: 292,500
 Sale valid: Y

Values

Mkt value :
 Cost value: 378,814

Summary

Total assessments	265,170
Total exemptions	
Net assessment	265,170

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.2951
 Mkt/sale :
 Assmt/sale: .9066

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	.460	7,500	3,450			3,450	2,415
Residual		20,038						

1.150 acres

Total land value

128,450

89,915

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	07	Hardwood/Carpet		
Heating System	02	Forced Hot Air		
Fuel	01	Oil		
Attic	99	None		
Grade	33	C+		
Garage	23	Attached 3 car		
Area Over Gar.	03	Partial		
Basement	01	Full		
Bsmt Fin Qual	03	Rec Room W/ Air		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		
			Actual Year Built: 1972	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	980	227,050
Basement	Full				
Heating	Yes	A/C Yes			6,530
Plumbing	1 F/B	2 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		7,000
Additions					98,790
Other Features		WB Stks	RR		15,271
Sub-Total					354,641
Grade	C+		Factor 1.0800		383,012
CDU			C&D Factor 1.00		383,012
Depreciation			35 %		248,958
Computed cost value @ 70%					174,271

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	60	3,656
G Garages	FR Attached frame LE 65	528	23,314
G Garages	FSF Full-story fin o/gar	384	25,722
P Porches, Patios, Decks	BPAT Brick/flagstone pati	320	7,297
L Living Area	AIR Air conditioning	384	1,167
G Garages	FRL Attached frame GT 65	840	37,634

Total additions 98,790

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	30.00	2007	C	2,880	50	1,400
Utility Shed									
Value at 70%					980	Value at 100%			
						1,400			

