

Property at 00295 LOVELY STREET

Prop ID 3060295

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Administrative Information

Owner name: PINKOSKY MICHAEL J
 Second name:
 Address: 295 LOVELY STREET
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map: 09 097
 Lot: 3060295 Neigh.: Zone: R40 Vol: 502 Page: 930

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 06-Jul-2004
Resident Land	.69	87,500				Sale price: 352,500
Resident Outbldg	2.00	34,090				Sale valid: Y
Resident Dwelling	1.00	229,640				Values
Resident Excess	1.08	5,670				Mkt value :
Summary			Utilities		Sales ratios	
Total assessments	356,900		Water	Well	Cost/sale :	1.4464
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	356,900		Gas	None	Assmt/sale:	1.0125

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	1.080	7,500	8,100			8,100	5,670
Residual		47,045						
1.770 acres		Total land value		133,100	93,170			

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	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	01	Plaster	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	02	Natural Gas	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	43	B+	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	05	Half Story Finis	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	01	Unfinished	W/B openings	2
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1800	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	672	200,240
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas	5,000
Attic	None	Attic size:			
Additions					155,106
Other Features		WB Stks			13,500
Sub-Total					373,846
Grade	B+	Factor 1.3500			504,692
CDU		C&D Factor 1.00			504,692
Depreciation		35 %			328,050
		Computed cost value @ 70%			229,635

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	15	914
P Porches, Patios, Decks	CNPY Canopy	64	1,356
P Porches, Patios, Decks	CPAT Concrete patio	195	1,662
L Living Area	FRFF Frame first floor	549	62,850
L Living Area	BSMT Basement addition	549	10,117
P Porches, Patios, Decks	FOFF Frame open first flo	72	4,387
L Living Area	FRFF Frame first floor	210	24,041
G Garages	FRL Attached frame GT 65	696	31,182
L Living Area	PATT Part finished attic	696	18,597

Total additions 155,106

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	12	17	204	55.95		D	8,903	50	4,500
Block Detach Garage									
RP3 Pool w/ Reinfor Conc	20	40	800	110.5		C	88,440	50	44,200
Value at 70%	34,090		Value at 100%		48,700				

