

Property at 00353 LOVELY STREET

Prop ID 3060353

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Administrative Information

Owner name: MARINELLI GREGORY P AND
 Second name: GRIFFIN LYDIA C
 Address: 353 LOVELY STREET
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map: 25 007
 Lot: 3060353 Neigh.: Zone: R30 Vol: 754 Page: 920

Assessments

Assmt category	Qty	Amount
Resident Land	.69	87,500
Resident Dwelling	1.00	208,490

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 05-Feb-2021
 Sale price: 399,000
 Sale valid:

Values

Assmt category	Qty	Amount	Mkt value	Cost value
Resident Excess	.15	790		423,971

Summary

Category	Amount
Total assessments	296,780
Total exemptions	
Net assessment	296,780

Utilities

Utility	Connecticut
Water	
Sewer	
Gas	

Sales ratios

Cost/sale : 1.0626
 Mkt/sale :
 Assmt/sale: .7438

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	.150	7,500	1,125			1,125	788
Residual		6,534						
				.840 acres	Total land value		126,125	88,288

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	01	Ranch	
Exterior Walls	02	Wood Shingles	
Roof Material	01	Asphalt Shingles	Story Height 1.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 8
Interior Walls	02	Drywall	Garage cars 2
Floors	05	W/W over sub-flo	Bedrooms 3
Heating System	01	Hot Water	Unfinished area
Fuel	01	Oil	Family Rooms 1
Attic	99	None	Dormer linear f
Grade	37	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	02	Rec Room w/o air	Addn'l fixtures
Air Condition	99	None	Rec Room Size 840
Interior Cond	05	Good	Whirlpools
Exterior Cond	05	Good	Living area 2,098
			# Living Units
			M/F stacks
			W/B stacks 1
			W/B openings 1
Actual Year Built: 1974			

Building Valuation Summary

Category	Value	Area
Dwelling	Frame 1 story w/bsmt	2,098
Basement	Full	
Heating	Yes A/C No	
Plumbing	2 F/B 1 H/B Add'l fix. Wh/p	
Attic	None Attic size:	
Additions		35,319
Other Features	WB Stks RR	25,248
Sub-Total		391,647
Grade	B- Factor 1.1700	458,227
CDU	C&D Factor 1.00	458,227
Depreciation	35 %	297,848
	Computed cost value @ 70%	208,494

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	484	21,597
P Porches, Patios, Decks	DECK Wood deck	518	13,722
Total additions			35,319

