

Property at 00361 LOVELY STREET

Prop ID 3060361

Printed 06-Feb-2024 4:34 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: REARDON THOMAS J
 Second name:
 Address: 361 LOVELY STREET
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 3060361 Neigh.: Zone: R30 Vol: 409 Page: 883

Assessments

Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 20-Aug-2001
Resident Land	.69	87,500				Sale price: 320,000
Resident Dwelling	1.00	216,760				Sale valid: Y
Resident Outbldg	1.00	840				Values
Resident Excess	.35	1,840				Mkt value :
						Cost value: 438,486

Summary

Total assessments	306,940	Water	Connecticut	Cost/sale : 1.3703
Total exemptions		Sewer	Septic	Mkt/sale :
Net assessment	306,940	Gas	None	Assmt/sale: .9592

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	.350	7,500	2,625			2,625	1,838
Residual		15,246						

1.040 acres Total land value 127,625 89,338

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	04	Colonial	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	01	Gable	
Foundation	03	Field Stone	Total Rooms 7
Interior Walls	01	Plaster	Garage cars 3
Floors	01	Hardwood	Bedrooms 3
Heating System	01	Hot Water	Family Rooms 1
Fuel	01	Oil	Full Baths 2
Attic	99	None	Masonry trim sf
Grade	37	B-	Half Baths
Garage	99	None	Finish bsmt sz
Area Over Gar.	99	None	Addtn'l fixtures
Basement	99	None	Rec Room Size
Bsmt Fin Qual	01	Unfinished	Whirlpools
Air Condition	99	None	Living area 2,861
Interior Cond	03	Fair	# Living Units
Exterior Cond	03	Fair	

Actual Year Built: 1770

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 936	251,790
Basement	None			-5,140
Heating	Yes	A/C No		
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas 5,000
Attic	None	Attic size:		
Additions				142,033
Other Features		WB Stks		13,500
Sub-Total				407,183
Grade	B-	Factor 1.1700		476,404
CDU		C&D Factor 1.00		476,404
Depreciation		35 %		309,663
		Computed cost value @ 70%		216,764

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	390	44,648
P Porches, Patios, Decks	BPAT Brick/flagstone pati	381	8,688
L Living Area	FRFF Frame first floor	39	4,465
L Living Area	UATT Unfinished attic	560	9,803
L Living Area	FRFF Frame first floor	560	64,109
L Living Area	BSMT Basement addition	560	10,320

Total additions 142,033

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	10	80	30.00	1995	C	2,400	50	1,200
Utility Shed									
Value at 70%			840				Value at 100%		1,200

