

Property at 00380 LOVELY STREET

Prop ID 3060380

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Administrative Information

Owner name: FABIASCHI JAMES & LISA
 Second name:
 Address: 380 LOVELY STREET
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 3060380 Neigh.: Zone: R30 Vol: 817 Page: 468

Assessments

Assmt category	Qty	Amount
Resident Land	.69	87,500
Resident Outbldg	1.00	1,050
Resident Dwelling	1.00	153,640

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 11-Aug-2026
 Sale price: 565,000
 Sale valid:

Values

Mkt value :
 Cost value: 353,943

Summary

Total assessments	247,760	
Total exemptions		
Net assessment	247,760	

Utilities

Water	Connecticut	
Sewer	Public sewer	
Gas	CNG	

Sales ratios

Cost/sale : .6264
 Mkt/sale :
 Assmt/sale: .4385

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	1.060	7,500	7,950			7,950	5,565
Residual		46,174						

1.750 acres

Total land value

132,950

93,065

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	01	Plaster		
Floors	01	Hardwood		
Heating System	01	Hot Water		
Fuel	02	Natural Gas		
Attic	99	None		
Grade	30	C		
Garage	12	Basement 2 car		
Area Over Gar.	01	Fully Finished		
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: 1940

Building Valuation Summary

				Area	
Dwelling	Frame	1 story w/bsmt		988	176,520
Basement	Full				
Heating	Yes	A/C Yes			5,080
Plumbing	2 F/B	H/B 2 Add'l fix.	Wh/p	Saunas	6,000
Attic	None	Attic size:			
Additions					126,059
Other Features	WB Stks	RR	Bsmt Gar		24,008
Sub-Total					337,667
Grade	C	Factor 1.0000			337,667
CDU		C&D Factor 1.00			337,667
Depreciation		35 %			219,484
Computed cost value @ 70%					153,639

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	448	51,287
L Living Area	BSMT Basement addition	448	8,256
L Living Area	FRFF Frame first floor	9	1,030
L Living Area	FRFF Frame first floor	344	39,381
P Porches, Patios, Decks	FOFF Frame open first flo	12	731
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437
P Porches, Patios, Decks	BPAT Brick/flagstone pati	220	5,017
L Living Area	AIR Air conditioning	448	1,362
L Living Area	AIR Air conditioning	344	1,046
L Living Area	FRFF Frame first floor	132	15,111
L Living Area	AIR Air conditioning	132	401

Total additions 126,059

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	5	20	100	30.00	1994	C	3,000	50	1,500
Utility Shed									
Value at 70%					1,050	Value at 100%			
						1,500			

