

Property at 00405 LOVELY STREET

Prop ID 3060405

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Administrative Information

Owner name: IRIZARRY SIMON
Second name:
Address: P O BOX 1297
City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
Lot: 3060405 Neigh.: Zone: R30 Vol: 384 Page: 006

Assessments

Assmt category	Qty	Amount
Resident Land	.69	87,500
Resident Dwelling	1.00	215,390

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 18-Apr-2000
Sale price: 240,000
Sale valid:

Values

Resident Excess	.16	840

Mkt value :
Cost value: 433,900

Summary

Total assessments	303,730
Total exemptions	
Net assessment	303,730

Utilities

Water	Connecticut
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : 1.8079
Mkt/sale :
Assmt/sale: 1.2655

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	.160	7,500	1,200			1,200	840
Residual		6,970						

.850 acres

Total land value

126,200

88,340

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Bedrooms	3
Floors	05	W/W over sub-flo	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	02	Natural Gas	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	37	B-	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1973	

Building Valuation Summary

					Area	
Dwelling	Frame	1 story w/bsmt			2,216	338,110
Basement	Full					
Heating	Yes	A/C	Yes			9,640
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas	8,500
Attic	None		Attic size:			
Additions						41,594
Other Features		WB Stks				6,750

Sub-Total				404,594
Grade	B-	Factor 1.1700		473,375
CDU		C&D Factor 1.00		473,375
Depreciation		35 %		307,694
		Computed cost value @ 70%		215,386

Building additions

Category	Type		Area	Value
P Porches, Patios, Decks	F0FF	Frame open first flo	24	1,462
G Garages	FR	Attached frame LE 65	625	27,099
P Porches, Patios, Decks	DECK	Wood deck	492	13,033

Total additions 41,594

