

Property at 00411 LOVELY STREET

Prop ID 3060411

Printed 06-Feb-2024 4:36 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: STOPPANI AARON J AND
 Second name: MICHELLE
 Address: 411 LOVELY STREET
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 3060411 Neigh.: Zone: R30 Vol: 676 Page: 187

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 22-Jul-2014
Resident Land	.69	87,500			Sale price: 329,000
Resident Dwelling	1.00	193,380			Sale valid:
Resident Outbldg	1.00	980			Values
Resident Excess	.23	1,210			Mkt value :
					Cost value: 404,386

Summary

Total assessments	283,070	Water	Connecticut	Cost/sale : 1.2291
Total exemptions		Sewer	Septic	Mkt/sale :
Net assessment	283,070	Gas	None	Assmt/sale: .8604

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	.230	7,500	1,725		1,725	1,208
Residual		10,019					
		.920 acres		Total land value		126,725	88,708

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 7
Interior Walls	02	Drywall	Garage cars 2
Floors	05	W/W over sub-flo	Bedrooms 3
Heating System	01	Hot Water	Family Rooms 1
Fuel	01	Oil	Full Baths 2
Attic	99	None	Half Baths 1
Grade	37	B-	Finish bsmt sz
Garage	22	Attached 2 car	Addtn'l fixtures
Area Over Gar.	99	None	Whirlpools
Basement	01	Full	Saunas
Bsmt Fin Qual	01	Unfinished	M/F stacks
Air Condition	01	Central Air	W/B stacks 1
Interior Cond	05	Good	W/B openings 1
Exterior Cond	05	Good	Actual Year Built: 1973

Building Valuation Summary

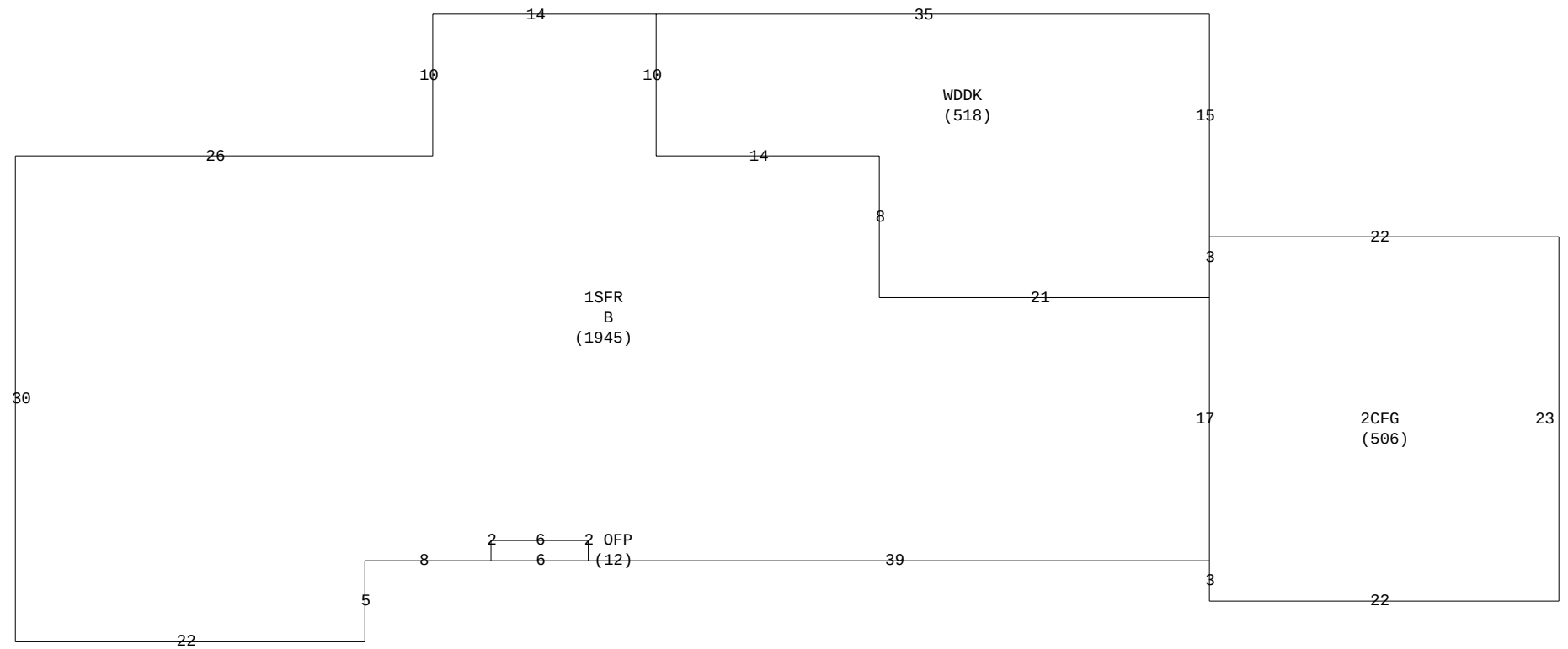
Dwelling	Frame	1 story w/bsmt	Area 1,945	302,450
Basement	Full			
Heating	Yes	A/C Yes		8,640
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				36,909
Other Features		WB Stks		6,750
Sub-Total				363,249
Grade	B-	Factor 1.1700		425,001
CDU		C&D Factor 1.00		425,001
Depreciation		35 %		276,251
		Computed cost value @ 70%		193,376

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	12	731
P Porches, Patios, Decks	DECK Wood deck	518	13,722
G Garages	FR Attached frame LE 65	506	22,456
Total additions			36,909

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	30.00		C	2,880	50	1,400
Utility Shed									
Value at 70%			980				Value at 100%		1,400



LAURENCE R MCCLURE II TRUSTEE OF MCDANIEL FAMILY IRREVOC TRUST