

Property at 00414 LOVELY STREET

Prop ID 3060414

Printed 06-Feb-2024 4:37 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: KELLAM JOSHUA & REBECCA
 Second name:
 Address: 414 LOVELY STREET
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 3060414 Neigh.: Zone: R30 Vol: 790 Page: 621

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 28-Dec-2023
Resident Land	.69	87,500				Sale price: 515,000
Resident Outbldg	2.00	20,510				Sale valid:
Resident Dwelling	1.00	226,770				Values
Resident Excess	.57	2,980				Mkt value :
						Cost value: 482,514
Summary			Utilities		Sales ratios	
Total assessments		337,760	Water	Connecticut	Cost/sale :	.9369
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		337,760	Gas	None	Assmt/sale:	.6558

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	.568	7,500	4,260			4,260	2,982
Residual		24,742						
1.258 acres				Total land value			129,260	90,482

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	01	Poured Concrete	Total Rooms	7
Interior Walls	01	Plaster	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	02	Natural Gas	Half Baths	1
Attic	01	Fully Finished	Addtn'l fixtures	
Grade	40	B	Whirlpools	
Garage	32	Detached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	2
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1865	

Building Valuation Summary

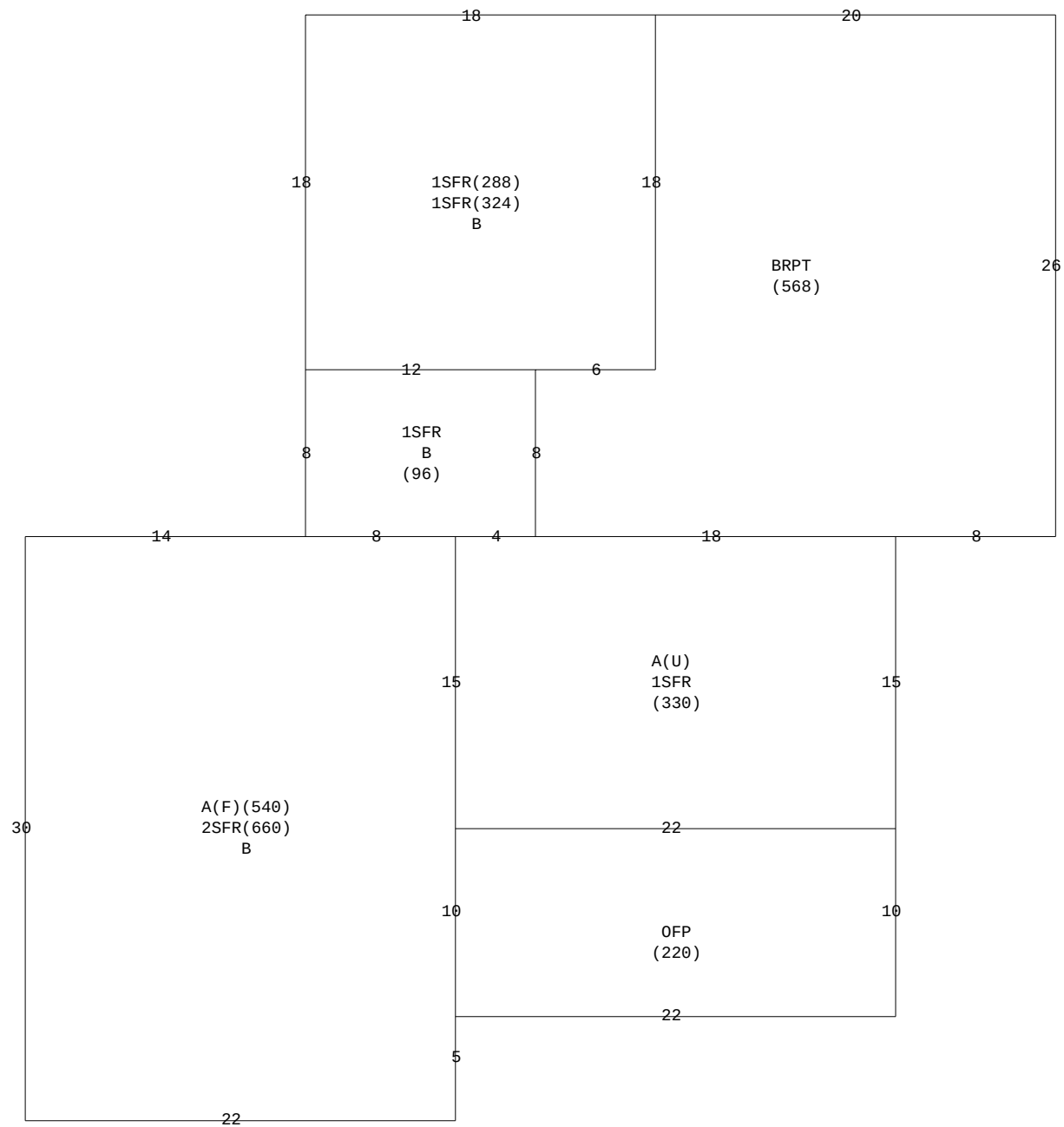
						Area	
Dwelling	Frame	2 story w/bsmt				660	197,890
Basement	Full						
Heating	Yes	A/C No					
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas		8,500
Attic	Fully Finished		Attic size: 540				19,211
Additions							149,849
Other Features		WB Stks	RR				20,106
Sub-Total							395,556
Grade	B	Factor 1.2600					498,401
CDU		C&D Factor 1.00					498,401
Depreciation		35 %					323,961
		Computed cost value @ 70%					226,773

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	220	13,404
L Living Area	FRFF Frame first floor	330	37,779
L Living Area	UATT Unfinished attic	330	5,777
P Porches, Patios, Decks	BPAT Brick/flagstone pati	568	12,953
L Living Area	FRFF Frame first floor	96	10,990
L Living Area	BSMT Basement addition	96	1,769
L Living Area	FRFF Frame first floor	324	37,092
L Living Area	FRUF Frame upper full	288	24,114
L Living Area	BSMT Basement addition	324	5,971
Total additions			149,849

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	24	22	528	55.95		C	29,542	50	14,800
Block Detach Garage									
AB2 Flat barn	24	32	768	37.75		C	28,992	50	14,500
Value at 70%			20,510				Value at 100%		29,300



QUIT CLAIM 6-15-04 \$132,000 PETER N ELLEF TO TARA H ELLEF