

Property at 00415 LOVELY STREET

Prop ID 3060415

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Administrative Information

Owner name: CERAMI MARISSA
Second name:
Address: 415 LOVELY STREET
City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map: 10 015
Lot: 3060415 Neigh.: Zone: R30/40 Vol: 796 Page: 721

Assessments

Assmt category	Qty	Amount
Resident Land	.69	87,500
Resident Dwelling	1.00	409,740

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 15-Oct-2013
Sale price: 600,000
Sale valid:

Values

Resident Excess	.17	450	Mkt value :	
			Cost value:	710,986

Summary

Total assessments	497,690
Total exemptions	
Net assessment	497,690

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.1850
Mkt/sale :
Assmt/sale: .8295

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	.170	7,500	1,275	.50		638	447
Residual		7,405						

.860 acres Total land value 125,638 87,947

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	07	Propane Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	47	A-	Full Baths	3
Garage	23	Attached 3 car	Masonry trim sf	200
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	600
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,438
			# Living Units	1
			M/F stacks	1
			W/B stacks	
			W/B openings	
			Actual Year Built: 2013	

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	1,322	327,180
Basement	Full			
Heating	Yes	A/C Yes		9,380
Plumbing	3 F/B	1 H/B 3 Add'l fix.	1 Wh/p	17,500
Attic	None	Attic size:		
Additions				99,443
Other Features	Mason Trim	M Stks RR		21,425

Sub-Total		474,928
Grade	A-	Factor 1.4500
CDU	C&D Factor 1.00	688,646
Depreciation	15 %	688,646
	Computed cost value @ 70%	585,349
		409,744

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	792	35,483
G Garages	FSF Full-story fin o/gar	660	44,209
L Living Area	AIR Air conditioning	660	2,006
L Living Area	FRFF Frame first floor	22	2,519
L Living Area	BSMT Basement addition	112	2,064
L Living Area	FRFF Frame first floor	112	12,822
L Living Area	AIR Air conditioning	112	340

Total additions 99,443

