

Property at 00430 LOVELY STREET

Prop ID 3060430

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Administrative Information

Owner name: ESPINOZA RONET N
Second name:
Address: 430 LOVELY STREET
City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
Lot: 3060430 Neigh.: Zone: R30 Vol: 768 Page: 1106

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 22-Nov-2021
Resident Land	.69	87,500				Sale price: 340,000
Resident Dwelling	1.00	170,920				Sale valid:
					Values	
Resident Excess	.04	210				Mkt value : Cost value: 369,471
Summary			Utilities		Sales ratios	
Total assessments	258,630		Water	Well	Cost/sale :	1.0867
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	258,630		Gas	None	Assmt/sale:	.7607

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	.040	7,500	300			300	210
Residual		1,742						
				.730 acres	Total land value		125,300	87,710

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	6
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	33	C+	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	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: 1968	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area 1,633	261,390
Basement	Full			
Heating	Yes	A/C No		
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas 5,000
Attic	None	Attic size:		
Additions				55,016
Other Features	WB Stks	RR		26,426
Sub-Total				347,832
Grade	C+	Factor 1.0800		375,659
CDU		C&D Factor 1.00		375,659
Depreciation		35 %		244,178
Computed cost value @ 70%				170,925

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	274	26,129
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924
G Garages	FR Attached frame LE 65	528	23,314
P Porches, Patios, Decks	DECK Wood deck	100	2,649
Total additions			55,016

