

Property at 00445 LOVELY STREET

Prop ID 3060445

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## Administrative Information

Owner name: BEKANICH JOSEPH E AND  
Second name: ODALYS  
Address: 445 LOVELY STREET  
City/state: AVON CT Zip: 06001

## Location Information

Map: 017 Clerk map:  
Lot: 3060445 Neigh.: Zone: R30 Vol: 312 Page: 857

## Assessments

| Assmt category    | Qty  | Amount  | Exempt | Cat | Amount | Sale date: 01-Nov-1995 |
|-------------------|------|---------|--------|-----|--------|------------------------|
| Resident Land     | .69  | 87,500  |        |     |        | Sale price: 192,500    |
| Resident Dwelling | 1.00 | 206,340 |        |     |        | Sale valid: Y          |

## Exemptions

## Last sale

|                 |     |       |
|-----------------|-----|-------|
| Resident Excess | .20 | 1,050 |
|-----------------|-----|-------|

## Summary

|                   |         |       |        |             |        |
|-------------------|---------|-------|--------|-------------|--------|
| Total assessments | 294,890 | Water | Well   | Cost/sale : | 2.1884 |
| Total exemptions  |         | Sewer | Septic | Mkt/sale :  |        |
| Net assessment    | 294,890 | Gas   | None   | Assmt/sale: | 1.5319 |

## 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  | .200       | 7,500   | 1,500   |      |      | 1,500   | 1,050     |
| Residual     |     | 8,712      |         |         |      |      |         |           |

.890 acres Total land value 126,500 88,550

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium                    |
|----------------|------|------------------|--------------------------------|
| Style          | 98   | Other            |                                |
| Exterior Walls | 04   | Vinyl Siding     |                                |
| Roof Material  | 01   | Asphalt Shingles | Story Height 2.0               |
| Roof Type      | 01   | Gable            |                                |
| Foundation     | 01   | Poured Concrete  | Total Rooms 6 Garage cars 2    |
| Interior Walls | 02   | Drywall          | Bedrooms 2 Unfinished area     |
| Floors         | 05   | W/W over sub-flo | Family Rooms Dormer linear f   |
| Heating System | 01   | Hot Water        | Full Baths 2 Masonry trim sf   |
| Fuel           | 01   | Oil              | Half Baths Finish bsmt sz      |
| Attic          | 99   | None             | Addtn'l fixtures Rec Room Size |
| Grade          | 33   | C+               | Whirlpools Living area 2,734   |
| Garage         | 22   | Attached 2 car   | Saunas # Living Units          |
| 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: 1984        |

## Building Valuation Summary

| Dwelling       | Frame | 2 story w/bsmt | Area 934    | 251,400 |
|----------------|-------|----------------|-------------|---------|
| Basement       | Full  |                |             |         |
| Heating        | Yes   | A/C Yes        |             | 7,240   |
| Plumbing       | 2 F/B | H/B Add'l fix. | Wh/p Saunas | 5,000   |
| Attic          | None  | Attic size:    |             |         |
| Additions      |       |                |             | 149,507 |
| Other Features |       | WB Stks        |             | 6,750   |

|              |    |                           |         |
|--------------|----|---------------------------|---------|
| Sub-Total    |    |                           | 419,897 |
| Grade        | C+ | Factor 1.0800             | 453,489 |
| CDU          |    | C&D Factor 1.00           | 453,489 |
| Depreciation |    | 35 %                      | 294,768 |
|              |    | Computed cost value @ 70% | 206,338 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| L Living Area            | FRFF Frame first floor    | 442  | 50,601 |
| L Living Area            | BSMT Basement addition    | 442  | 8,145  |
| P Porches, Patios, Decks | DECK Wood deck            | 448  | 11,868 |
| L Living Area            | FRFF Frame first floor    | 424  | 48,540 |
| P Porches, Patios, Decks | FOFF Frame open first flo | 48   | 2,924  |
| P Porches, Patios, Decks | UTIL Utility building     | 112  | 3,199  |
| G Garages                | FR Attached frame LE 65   | 484  | 21,597 |
| L Living Area            | AIR Air conditioning      | 442  | 1,344  |
| L Living Area            | AIR Air conditioning      | 424  | 1,289  |

Total additions 149,507

