

Property at 00450 LOVELY STREET

Prop ID 3060450

Printed 06-Feb-2024 4:38 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: LOVELY STREET LLC
 Second name:
 Address: 4 TROUT BROOK TERRACE
 City/state: WEST HARTFORD CT Zip: 06119

Location Information

Map: 017 Clerk map:
 Lot: 3060450 Neigh.: Zone: R30 Vol: 781 Page: 1051

Assessments

Assmt category	Qty	Amount
Resident Land	.69	87,500
Resident Dwelling	1.00	113,690

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 18-Mar-2021
 Sale price: 189,363
 Sale valid:

Values

Mkt value :
 Cost value: 287,486

Summary

Total assessments	201,240
Total exemptions	
Net assessment	201,240

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.5182
 Mkt/sale :
 Assmt/sale: 1.0627

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	.010	7,500	75			75	53
Residual		436						

.700 acres Total land value 125,075 87,553

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	17	Old style		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	03	Field Stone	Total Rooms	7
Interior Walls	01	Plaster	Bedrooms	4
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	01	Fully Finished	Addtn'l fixtures	
Grade	30	C	Whirlpools	Living area 1,503
Garage	21	Attached 1 car	Saunas	# Living Units 1
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	
Bsmt Fin Qual	01	Unfinished	W/B openings	
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1850	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	158,360
Basement	Full		850	
Heating	Yes	A/C No		
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas 5,000
Attic	Fully Finished		Attic size: 850	25,685
Additions				60,821
Other Features				

Sub-Total		249,866
Grade C	Factor 1.0000	249,866
CDU	C&D Factor 1.00	249,866
Depreciation	35 %	162,413
	Computed cost value @ 70%	113,689

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	380	10,066
L Living Area	FRFF Frame first floor	132	15,111
L Living Area	BSMT Basement addition	132	2,432
L Living Area	FRFF Frame first floor	96	10,990
G Garages	FR Attached frame LE 65	500	22,222

Total additions 60,821

