

Property at 00466 LOVELY STREET

Prop ID 3060466

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Administrative Information

Owner name: HUDSON DANIEL J JR AND
 Second name: JENNIFER L
 Address: 466 LOVELY STREET
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 3060466 Neigh.: Zone: R30 Vol: 510 Page: 015

Assessments

Assmt category	Qty	Amount
Resident Land	.61	87,500
Resident Dwelling	1.00	102,080
Resident Outbldg	2.00	2,590

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 01-Nov-2004
 Sale price: 200,000
 Sale valid: Y

Values

Mkt value :
 Cost value: 274,529

Summary

Total assessments	192,170
Total exemptions	
Net assessment	192,170

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.3726
 Mkt/sale :
 Assmt/sale: .9609

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.610	125,000	125,000			125,000	87,500
Primary Site		26,572						

.610 acres Total land value 125,000 87,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	5
Interior Walls	01	Plaster	Bedrooms	2
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	1
Grade	30	C	Whirlpools	
Garage	99	None	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	
Air Condition	99	None		
Interior Cond	04	Average		
Exterior Cond	04	Average	Actual Year Built: 1942	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area 1,106	192,040
Basement	Full			
Heating	Yes	A/C No		
Plumbing	2 F/B	H/B 1 Add'l fix.	Wh/p	Saunas 5,500
Attic	None	Attic size:		
Additions				12,499
Other Features		RR		14,314

Sub-Total			224,353
Grade	C	Factor 1.0000	224,353
CDU		C&D Factor 1.00	224,353
Depreciation		35 %	145,829
		Computed cost value @ 70%	102,080

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	35	2,132
L Living Area	FRFF Frame first floor	78	8,930
L Living Area	BSMT Basement addition	78	1,437

Total additions 12,499

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	16	160	30.00		C	4,800	50	2,400
Utility Shed									
RC2 Canopy	10	10	100	21.10		B	2,659	50	1,300

Value at 70% 2,590

Value at 100% 3,700

