

Printed 06-Feb-2024 4:40 PM Design and Layout (C) Right/Angles

## Building Valuation Summary

```
Owner name: BEECHER RONALD G JR
Second name:
Address: 468 LOVELY STREET
City/state: AVON CT Zip: 06001
```

## -Location Information-

Map: 017 Clerk map:  
Lot: 3060468 Neigh.: Zone: R40 Vol: 588 Page: 498

## -Assessments:

|                   |      |         |        |     |        |                        |
|-------------------|------|---------|--------|-----|--------|------------------------|
| Assmt category    | Qty  | Amount  | Exempt | Cat | Amount | Sale date: 28-Apr-2009 |
| Resident Land     | .92  | 87,500  |        |     |        | Sale price: 390,000    |
| Resident Outbldg  | 3.00 | 18,830  |        |     |        | Sale valid:            |
| Resident Dwelling | 1.00 | 253,580 |        |     |        | Values                 |

## -Exemptions-

|        |     |        |                        |
|--------|-----|--------|------------------------|
| Exempt | Cat | Amount | Sale date: 28-Apr-2009 |
|        |     |        | Sale price: 390,000    |
|        |     |        | Sale valid:            |

-Last sale-

```
Sale date: 28-Apr-2009
Sale price:    390,000
Sale valid:
```

—Values—

Mkt value :  
Cost value: 532,757

## -Summary-

|                   |         |       |              |             |        |
|-------------------|---------|-------|--------------|-------------|--------|
| Total assessments | 372,930 | Water | Connecticut  | Cost/sale : | 1.3660 |
| Total exemptions  |         | Sewer | Public sewer | Mkt/sale :  |        |
| Net assessment    | 372,930 | Gas   | None         | Assmt/sale: | .9562  |

—Utilities—

|       |              |             |        |
|-------|--------------|-------------|--------|
| Water | Connecticut  | Cost/sale : | 1.3660 |
| Sewer | Public sewer | Mkt/sale :  |        |
| Gas   | None         | Assmt/sale: | .9562  |

## Land Information

| Type         | Use | Acres/SqFt | Rate    | Total   | Infl Fact | Value   | 70% Value |
|--------------|-----|------------|---------|---------|-----------|---------|-----------|
| PRIM         | 11  | .920       | 125,000 | 125,000 |           | 125,000 | 87,500    |
| Primary Site |     | 40,075     |         |         |           |         |           |
| RES          | 12  | 2.480      | 7,500   | 18,600  |           | 18,600  | 13,020    |
| Residual     |     | 108,029    |         |         |           |         |           |

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |   |                 |       |
|----------------|------|------------------|-------------------------|---|-----------------|-------|
| Style          | 02   | Cape             |                         |   |                 |       |
| Exterior Walls | 01   | Clapboards       |                         |   |                 |       |
| Roof Material  | 01   | Asphalt Shingles | Story Height 1.5        |   |                 |       |
| Roof Type      | 01   | Gable            |                         |   |                 |       |
| Foundation     | 01   | Poured Concrete  | Total Rooms             | 8 | Garage cars     | 2     |
| Interior Walls | 02   | Drywall          | Bedrooms                | 4 | Unfinished area |       |
| Floors         | 07   | Hardwood/Carpet  | Family Rooms            |   | Dormer linear f | 34    |
| Heating System | 01   | Hot Water        | Full Baths              | 3 | Masonry trim sf |       |
| Fuel           | 01   | Oil              | Half Baths              | 1 | Finish bsmt sz  |       |
| Attic          | 99   | None             | Addtn'l fixtures        | 1 | Rec Room Size   |       |
| Grade          | 33   | C+               | Whirlpools              |   | Living area     | 3,380 |
| Garage         | 22   | Attached 2 car   | Saunas                  |   | # Living Units  | 1     |
| Area Over Gar. | 01   | Fully Finished   | M/F stacks              | 1 |                 |       |
| 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: 1970 |   |                 |       |

|                           |                |                    |              |      |        |         |
|---------------------------|----------------|--------------------|--------------|------|--------|---------|
| Dwelling                  | Frame          | 1 1/2 story w/bsmt |              |      | Area   | 199,120 |
| Basement                  | Full           |                    |              |      | 816    |         |
| Heating                   | Yes            | A/C                | Yes          |      |        | 5,740   |
| Plumbing                  | 3 F/B          | 1 H/B              | 1 Add'l fix. | Wh/p | Saunas | 14,000  |
| Attic                     | None           | Attic size:        |              |      |        |         |
| Additions                 |                |                    |              |      |        | 287,429 |
| Other Features            | WB Stks M Stks |                    |              |      |        | 9,750   |
| Sub-Total                 |                |                    |              |      |        | 516,039 |
| Grade                     | C+             | Factor             | 1.0800       |      |        | 557,322 |
| CDU                       |                | C&D Factor         | 1.00         |      |        | 557,322 |
| Depreciation              |                |                    | 35 %         |      |        | 362,259 |
| Computed cost value @ 70% |                |                    |              |      |        | 253,581 |

### Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| L Living Area            | FRFF Frame first floor    | 306  | 35,031 |
| L Living Area            | FRFF Frame first floor    | 308  | 35,260 |
| L Living Area            | FRFF Frame first floor    | 744  | 85,174 |
| L Living Area            | FRFF Frame first floor    | 102  | 11,677 |
| P Porches, Patios, Decks | FOFF Frame open first flo | 48   | 2,924  |
| G Garages                | FRL Attached frame GT 65  | 696  | 31,182 |
| L Living Area            | FRUF Frame upper full     | 696  | 58,276 |
| P Porches, Patios, Decks | DECK Wood deck            | 608  | 16,106 |
| L Living Area            | AIR Air conditioning      | 306  | 930    |
| L Living Area            | AIR Air conditioning      | 308  | 936    |
| L Living Area            | AIR Air conditioning      | 744  | 2,262  |
| L Living Area            | AIR Air conditioning      | 102  | 310    |
| L Living Area            | AIR Air conditioning      | 696  | 2,116  |
| P Porches, Patios, Decks | DECK Wood deck            | 198  | 5,245  |

|                 |         |
|-----------------|---------|
| Total additions | 287,429 |
|-----------------|---------|

## Outbuilding Information

| Description                 | Wid | Len    | Area | Rate  | Year | Cnd | RCN           | Depr | Value  |
|-----------------------------|-----|--------|------|-------|------|-----|---------------|------|--------|
| RS1 Frame                   | 12  | 16     | 192  | 30.00 |      | C   | 5,760         | 50   | 2,900  |
| Utility Shed                |     |        |      |       |      |     |               |      |        |
| RP1 Pool w/<br>Plastic Linr | 16  | 36     | 576  | 74.05 | 2014 | C   | 42,653        | 50   | 21,300 |
| RS1 Frame                   | 10  | 18     | 180  | 30.00 | 2014 | C   | 5,400         | 50   | 2,700  |
| Utility Shed                |     |        |      |       |      |     |               |      |        |
| Value at 70%                |     | 18,830 |      |       |      |     | Value at 100% |      | 26,900 |

Scale: 1" = 11.92 feet