

Property at 00472 LOVELY STREET

Prop ID 3060472

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

Administrative Information

Owner name: SHERWANI KHALID & NUZHAT
 Second name:
 Address: 472 LOVELY STREET
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 3060472 Neigh.: Zone: R30 Vol: 516 Page: 388

Assessments

Assmt category	Qty	Amount
Resident Land	.69	65,630
Resident Dwelling	1.00	274,540

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 24-Feb-2005
 Sale price: 455,000
 Sale valid: Y

Values

Resident Excess			Mkt value :	Cost value:
.71	3,730			491,286

Summary

Total assessments	343,900
Total exemptions	
Net assessment	343,900

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale :	1.0797
Mkt/sale :	
Assmt/sale:	.7558

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.690	125,000	125,000		.25	93,750	65,625
Primary Site		30,056						
RES	12	.710	7,500	5,325			5,325	3,728
Residual		30,928						

1.400 acres

Total land value

99,075

69,353

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	286,560
Basement	Full with walk		1,114	
Heating	Yes	A/C Yes		8,230
Plumbing	3 F/B	1 H/B 2 Add'l fix.	Wh/p	14,500
Attic	None	Attic size:		
Additions				74,073
Other Features	WB Stks	RR		31,661

Sub-Total	415,024
Grade B	
Factor 1.2600	522,930
CDU	
C&D Factor 1.00	522,930
Depreciation	
25 %	392,198
Computed cost value @ 70%	274,539

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	658	29,480
G Garages	FSUF Full-story unfin o/g	624	17,650
L Living Area	BSMT Basement addition	160	2,948
L Living Area	FRFF Frame first floor	160	18,317
L Living Area	AIR Air conditioning	160	486
P Porches, Patios, Decks	DECK Wood deck	196	5,192

Total additions 74,073

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	04	Colonial	
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
Interior Walls	02	Drywall	Garage cars 2
Floors	07	Hardwood/Carpet	Bedrooms 3
Heating System	02	Forced Hot Air	Unfinished area
Fuel	01	Oil	Dormer linear f
Attic	99	None	Masonry trim sf
Grade	40	B	Half Baths 1
Garage	22	Attached 2 car	Finish bsmt sz
Area Over Gar.	02	Fully Unfinished	Addn'l fixtures 2
Basement	04	Full with walk-o	Rec Room Size 994
Bsmt Fin Qual	03	Rec Room W/ Air	Living area 2,388
Air Condition	01	Central Air	Whirlpools
Interior Cond	05	Good	# Living Units 1
Exterior Cond	05	Good	

Actual Year Built: 2002

