

Property at 00476 LOVELY STREET

Prop ID 3060476

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Administrative Information

Owner name: LINDSEY AUSTIN & COULTER JULIA
 Second name:
 Address: 476 LOVELY STREET
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 3060476 Neigh.: Zone: R30 Vol: 799 Page: 185

Assessments

Assmt category	Qty	Amount
Resident Land	.69	87,500
Resident Dwelling	1.00	203,970
Resident Outbldg	1.00	8,890

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 04-Dec-2024
 Sale price: 550,000
 Sale valid:

Values

Mkt value :
 Cost value: 429,543

Summary

Total assessments	300,680	
Total exemptions		
Net assessment	300,680	

Utilities

Water	Connecticut	
Sewer	Public sewer	
Gas	None	

Sales ratios

Cost/sale : .7810
 Mkt/sale :
 Assmt/sale: .5467

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	.060	7,500	450			450	315
Residual		2,614						

.750 acres

Total land value

125,450

87,815

Residential Dwelling Information

Subject Code Description

Condominium

Style	17	Old style	
Exterior Walls	02	Wood Shingles	
Roof Material	01	Asphalt Shingles	
Roof Type	01	Gable	
Foundation	01	Poured Concrete	
Interior Walls	01	Plaster	
Floors	01	Hardwood	
Heating System	02	Forced Hot Air	
Fuel	01	Oil	
Attic	99	None	
Grade	33	C+	
Garage	99	None	
Area Over Gar.	99	None	
Basement	01	Full	
Bsmt Fin Qual	01	Unfinished	
Air Condition	99	None	
Interior Cond	05	Good	
Exterior Cond	05	Good	

Actual Year Built: 1880

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	484	163,520
Basement	Full			
Heating	Yes	A/C No		
Plumbing	3 F/B	H/B 2 Add'l fix. 1 Wh/p	Saunas	13,500
Attic	None	Attic size:		
Additions				231,312
Other Features	WB Stks			6,750
Sub-Total				415,082
Grade	C+	Factor 1.0800		448,289
CDU		C&D Factor 1.00		448,289
Depreciation		35 %		291,388
		Computed cost value @ 70%		203,972

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	368	42,129
L Living Area	FRUH Frame upper half	368	18,818
L Living Area	BSMT Basement addition	368	6,782
L Living Area	FRFF Frame first floor	240	27,475
L Living Area	FRFF Frame first floor	75	8,586
L Living Area	FRFF Frame first floor	55	6,296
P Porches, Patios, Decks	FOFF Frame open first flo	60	3,656
L Living Area	FRFF Frame first floor	480	54,951
L Living Area	FRUF Frame upper full	480	40,190
L Living Area	BSMT Basement addition	480	8,845
L Living Area	FRUF Frame upper full	72	6,029
P Porches, Patios, Decks	FOFF Frame open first flo	124	7,555

Total additions 231,312

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
AB2 Flat barn	24	36	864	37.75		D	25,440	50	12,700
Value at 70%			8,890				Value at 100%		12,700

