

Property at 00482 LOVELY STREET

Prop ID 3060482

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

Administrative Information

Owner name: RUSTIC MARKS S & DIANE E
 Second name:
 Address: 482 LOVELY STREET
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 3060482 Neigh.: Zone: R30 Vol: 788 Page: 950

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date:
Resident Land	.69	87,500				Sale price:
Resident Dwelling	1.00	133,750				Sale valid:
					Values	
Resident Excess	.13	680			Mkt value :	
					Cost value:	317,043
Summary			Utilities		Sales ratios	
Total assessments		221,930	Water	Connecticut	Cost/sale :	
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		221,930	Gas	None	Assmt/sale:	

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	.130	7,500	975			975	683
Residual		5,663						
				.820 acres	Total land value		125,975	88,183

Building Valuation Summary

		Area	
Dwelling	Frame 1 story w/bsmt	886	163,090
Basement	Partial < half		-2,770
Heating	Yes A/C No		
Plumbing	2 F/B H/B Add'l fix. Wh/p Saunas		5,000
Attic	Partially finished Attic size: 354		11,355
Additions			105,596
Other Features	WB Stks RR		11,683
Sub-Total			293,954
Grade	C	Factor 1.0000	293,954
CDU		C&D Factor 1.00	293,954
Depreciation		35 %	191,070
Computed cost value @ 70%			133,749

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	234	22,315
L Living Area	FRFF Frame first floor	48	5,495
L Living Area	FRFF Frame first floor	81	9,273
L Living Area	BSMT Basement addition	81	1,493
G Garages	FR Attached frame LE 65	360	16,759
L Living Area	OVER Frame Overhang	38	3,480
P Porches, Patios, Decks	DECK Wood deck	60	1,589
L Living Area	FRFF Frame first floor	228	26,102
L Living Area	FRUF Frame upper full	228	19,090

Total additions 105,596

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	17	Old style		
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	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	03	Partially finish	Addtn'l fixtures	
Grade	30	C	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	02	Partial < half	W/B stacks	1
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	1
Air Condition	99	None		
Interior Cond	03	Fair		
Exterior Cond	03	Fair	Actual Year Built: 1922	

Scale: 1" = 7.84 feet