

Property at 00486 LOVELY STREET

488

Prop ID 3060486

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Administrative Information

Owner name: KELSEY ROLAND S
 Second name:
 Address: 486 LOVELY STREET
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 3060486 Neigh.: Zone: R30 Vol: 738 Page: 260

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 01-Jul-2016
Resident Dwelling	1.00	103,040				Sale price: 180,000
Resident Land	.69	87,500				Sale valid:
Resident Outbldg	2.00	32,130				Values
						Mkt value :
Resident Excess	.83	4,360				Cost value: 324,329
Summary			Utilities		Sales ratios	
Total assessments		227,030	Water	Connecticut	Cost/sale :	1.8018
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		227,030	Gas	None	Assmt/sale:	1.2613

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	.830	7,500	6,225			6,225	4,358
Residual		36,155						
		1.520 acres	Total land value				131,225	91,858

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	17	Old style		
Exterior Walls	11	Asphalt Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	03	Field Stone	Total Rooms	7
Interior Walls	01	Plaster	Bedrooms	4
Floors	02	Softwood	Family Rooms	
Heating System	03	Steam	Full Baths	1
Fuel	01	Oil	Half Baths	
Attic	03	Partially finish	Addtn'l fixtures	
Grade	30	C	Whirlpools	
Garage	31	Detached 1 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	
Bsmt Fin Qual	01	Unfinished	W/B openings	
Air Condition	99	None		
Interior Cond	04	Average		
Exterior Cond	04	Average	Actual Year Built: 1923	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	600	125,460
Basement	Full				
Heating	Yes	A/C No			
Plumbing	1 F/B	H/B Add'l fix.	Wh/p	Saunas	
Attic	Partially finished	Attic size: 600			15,160
Additions					85,831
Other Features					
Sub-Total					226,451
Grade	C	Factor 1.0000			226,451
CDU		C&D Factor 1.00			226,451
Depreciation		35 %			147,193
		Computed cost value @ 70%			103,035

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	564	64,567
L Living Area	BSMT Basement addition	564	10,393
P Porches, Patios, Decks	FEFF Frame enclosed first	114	10,871
Total additions			85,831

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	10	18	180	55.95		D	7,855	50	3,900
Block Detach Garage									
C70 Cabin	23	37	851	126.5	1924	D	84,001	50	42,000
Value at 70%			32,130				Value at 100%		45,900

