

Property at 00493 LOVELY STREET

Prop ID 3060493

Printed 06-Feb-2024 4:41 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: BOULLIE JOHN W
 Second name:
 Address: 493 LOVELY STREET
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 3060493 Neigh.: Zone: R30 Vol: 695 Page: 692

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 16-Mar-2016
Resident Land	.69	87,500				Sale price:
Resident Dwelling	1.00	202,170				Sale valid: 14
Resident Outbldg	2.00	13,370				Values
Resident Excess	.07	370				Mkt value :
						Cost value: 433,443
Summary			Utilities		Sales ratios	
Total assessments		303,410	Water	Connecticut	Cost/sale :	
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		303,410	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	.070	7,500	525			525	368
Residual		3,049						
				.760 acres	Total land value		125,525	87,868

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	03	Field Stone	Total Rooms	13
Interior Walls	02	Drywall	Bedrooms	7
Floors	02	Softwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	3
Fuel	02	Natural Gas	Half Baths	
Attic	02	Unfinished	Addn'l fixtures	1
Grade	30	C	Whirlpools	
Garage	32	Detached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	3
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1800	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,008	265,860
Basement	Full				
Heating	Yes	A/C No			
Plumbing	3 F/B	H/B 1 Add'l fix.	Wh/p	Saunas	10,500
Attic	Unfinished	Attic size: 500			8,849
Additions					184,394
Other Features		WB Stks			11,750
Sub-Total					481,353
Grade	C	Factor 1.0000			481,353
CDU		C&D Factor 1.00			481,353
Depreciation		40 %			288,812
Computed cost value @ 70%					202,168

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	224	25,644
L Living Area	BSMT Basement addition	224	4,128
P Porches, Patios, Decks	FEFF Frame enclosed first	80	7,629
L Living Area	FRFF Frame first floor	112	12,822
L Living Area	BSMT Basement addition	112	2,064
L Living Area	FRFF Frame first floor	702	80,366
L Living Area	FRUH Frame upper half	702	35,897
P Porches, Patios, Decks	FOFF Frame open first flo	236	14,379
L Living Area	OVER Frame Overhang	16	1,465

Total additions 184,394

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	16	32	512	74.05		C	37,914	95	1,900
RG1 Frame or Con Block Detach Garage	28	22	616	55.95		C	34,465	50	17,200
Value at 70%					13,370	Value at 100%			
						19,100			

