

Property at 00534 LOVELY STREET

Prop ID 3060534

Printed 06-Feb-2024 4:44 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: NIELD DANIEL C AND
 Second name: SAMANTHA INGALLS
 Address: 534 LOVELY STREET
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 3060534 Neigh.: Zone: R30 Vol: 637 Page: 936

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale	
Resident Land	.69	87,500			Sale date: 07-Mar-2012	
Resident Dwelling	1.00	112,090			Sale price: 266,000	
Resident Outbldg	2.00	18,410			Sale valid:	
						Values
Resident Excess	.51	2,680			Mkt value :	
						Cost value: 315,257

Summary

Total assessments	220,680	Utilities		Sales ratios	
Total exemptions		Water	Well	Cost/sale :	1.1852
Net assessment	220,680	Sewer	Septic	Mkt/sale :	
		Gas	None	Assmt/sale:	.8296

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	.510	7,500	3,825		3,825	2,678
Residual		22,216					
1.200 acres				Total land value		128,825	90,178

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	01	Plaster	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	
Attic	03	Partially finish	Addtn'l fixtures	
Grade	30	C	Whirlpools	
Garage	21	Attached 1 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1941	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	157,040
Basement	Full		840	
Heating	Yes	A/C Yes		4,530
Plumbing	1 F/B	H/B Add'l fix.	Wh/p Saunas	
Attic	Partially finished	Attic size: 840		18,872
Additions				50,747
Other Features	WB Stks	RR		15,170
Sub-Total				246,359
Grade	C	Factor 1.0000		246,359
CDU		C&D Factor 1.00		246,359
Depreciation		35 %		160,133
Computed cost value @ 70%				112,093

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	240	14,622
L Living Area	FRFF Frame first floor	170	19,462
L Living Area	BSMT Basement addition	170	3,133
L Living Area	AIR Air conditioning	170	517
G Garages	FR Attached frame LE 65	264	13,013
Total additions			50,747

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	20	25	500	30.00		B	18,900	50	9,500
Utility Shed									
RG1 Frame or Con	24	25	600	55.95	2003	C	33,570	50	16,800
Block Detach Garage									
Value at 70%		18,410	Value at 100%		26,300				

Scale: 1" = 6.03 feet