

Property at 00535 LOVELY STREET

Prop ID 3060535

Printed 07-Feb-2025 8:39 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: GAGNE DYLAN
 Second name:
 Address: 535 LOVELY STREET
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map: 07 009
 Lot: 3060535 Neigh.: Zone: R40 Vol: 790 Page: 721

Assessments

Assmt category	Qty	Amount
Resident Land	.69	65,630
Resident Dwelling	1.00	242,100

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 05-Jan-2024
 Sale price: 250,000
 Sale valid: 7

Values

Resident Excess	2.71	14,240

Mkt value :
 Cost value: 459,957

Summary

Total assessments	321,970
Total exemptions	
Net assessment	321,970

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.8398
 Mkt/sale :
 Assmt/sale: 1.2879

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.690	125,000	125,000		.25	93,750	65,625
Primary Site		30,056						
RES	12	2.712	7,500	20,340			20,340	14,238
Residual		118,135						

3.402 acres

Total land value

114,090

79,863

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	232,180
Basement	Partial > half		1,411	-2,260
Heating	Yes	A/C Yes		6,650
Plumbing	3 F/B	H/B Add'l fix.	Wh/p	10,000
Attic	None	Attic size:		
Additions				176,507
Other Features	WB Stks			9,250

Sub-Total	432,327
Grade C	Factor 1.0000
CDU	C&D Factor 1.00
Depreciation	20 %
	Computed cost value @ 70%
	242,103

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	BPAT Brick/flagstone pati	465	10,604
L Living Area	FRFF Frame first floor	192	21,980
G Garages	FR Attached frame LE 65	484	21,597
G Garages	FRL Attached frame GT 65	1,008	45,160
G Garages	FSF Full-story fin o/gar	1,008	67,520
P Porches, Patios, Decks	UTIL Utility building	210	5,998
L Living Area	AIR Air conditioning	192	584
L Living Area	AIR Air conditioning	1,008	3,064

Total additions 176,507

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	01	Ranch	
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	Garage cars 4
Floors	01	Hardwood	Bedrooms 3
Heating System	02	Forced Hot Air	Unfinished area
Fuel	01	Oil	Dormer linear f
Attic	99	None	Masonry trim sf
Grade	30	C	Finish bsmt sz
Garage	24	Attached 4 car	Rec Room Size
Area Over Gar.	04	Loft	Living area 1,603
Basement	03	Partial > half	# Living Units 1
Bsmt Fin Qual	01	Unfinished	
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	

Actual Year Built: 1957

