

Property at 00613 LOVELY STREET

Prop ID 3060613

Printed 06-Feb-2024 4:47 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: LATZ CHRISTOPHER
 Second name:
 Address: 613 LOVELY STREET
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 3060613 Neigh.: Zone: R30/40 Vol: 722 Page: 620

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 27-Aug-2018
Resident Land	.69	87,500			Sale price: 245,000
Resident Outbldg	2.00	20,790			Sale valid:
Resident Dwelling	1.00	67,960			

Values

Resident Excess	.31	1,650	Mkt value :	
			Cost value:	254,143

Summary

Total assessments	177,900	Water	Connecticut	Cost/sale :	1.0373
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	177,900	Gas	None	Assmt/sale:	.7261

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	.314	7,500	2,355		2,355	1,649
Residual		13,678					

1.004 acres Total land value 127,355 89,149

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	98	Other	
Exterior Walls	03	Aluminum Siding	
Roof Material	01	Asphalt Shingles	Story Height 1.5
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 5
Interior Walls	01	Plaster	Garage cars 3
Floors	01	Hardwood	Unfinished area
Heating System	02	Forced Hot Air	Dormer linear f
Fuel	01	Oil	Full Baths 1
Attic	99	None	Masonry trim sf
Grade	27	C-	Half Baths
Garage	99	None	Finish bsmt sz
Area Over Gar.	99	None	Rec Room Size
Basement	01	Full	Living area 900
Bsmt Fin Qual	99	None	Whirlpools
Air Condition	99	None	# Living Units
Interior Cond	03	Fair	
Exterior Cond	03	Fair	

Actual Year Built: 1950

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	600	162,340
Basement	Full				
Heating	Yes	A/C No			
Plumbing	1 F/B	H/B Add'l fix.	Wh/p	Saunas	
Attic	None	Attic size:			
Additions					
Other Features					

Sub-Total		162,340
Grade C-	Factor .9200	149,353
CDU	C&D Factor 1.00	149,353
Depreciation	35 %	97,079
	Computed cost value @ 70%	67,955

Building additions

Category	Type	Area	Value
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Total additions

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
AB1 Bank barn	24	48	1,152	65.80		C	75,802	90	7,600
AB1 Bank barn	42	80	3,360	65.80		C	221,088	90	22,100

Value at 70% 20,790

Value at 100% 29,700

