

Property at 00616 LOVELY STREET

Prop ID 3060616

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Administrative Information

Owner name: NASH KYM
 Second name:
 Address: 616 LOVELY STREET
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 3060616 Neigh.: Zone: R30 Vol: 516 Page: 1123

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 04-May-1987
Resident Land	.69	87,500				Sale price: 140,000
Resident Dwelling	1.00	182,670				Sale valid:
Resident Outbldg	2.00	14,350				Values
Resident Excess	.35	1,840				Mkt value :
						Cost value: 409,086
Summary			Utilities		Sales ratios	
Total assessments	286,360		Water	Connecticut	Cost/sale :	2.9220
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	286,360		Gas	None	Assmt/sale:	2.0454

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	.350	7,500	2,625			2,625	1,838
Residual		15,246						
1.040 acres				Total land value			127,625	89,338

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	01	Plaster	Bedrooms	4
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	3
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	1
Grade	30	C	Whirlpools	1
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	1
Air Condition	99	None		
Interior Cond	03	Fair		
Exterior Cond	03	Fair	Actual Year Built: 1950	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area 1,032	235,900
Basement	Full			
Heating	Yes	A/C No		
Plumbing	3 F/B	H/B 1 Add'l fix. 1 Wh/p	Saunas	13,000
Attic	None	Attic size: 1,032		
Additions				157,253
Other Features	WB Stks	RR		28,771
Sub-Total				434,924
Grade	C	Factor 1.0000		434,924
CDU		C&D Factor 1.00		434,924
Depreciation		40 %		260,954
		Computed cost value @ 70%		182,668

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	72	8,243
L Living Area	BSMT Basement addition	72	1,327
L Living Area	FRFF Frame first floor	155	17,745
L Living Area	FRUF Frame upper full	155	12,978
L Living Area	FRFF Frame first floor	642	73,497
G Garages	FR Attached frame LE 65	528	23,314
L Living Area	FRFF Frame first floor	176	20,149

Total additions 157,253

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	16	128	30.00		D	2,995	50	1,500
Utility Shed									
RP1 Pool w/ Plastic Linr	16	32	512	74.05		C	37,914	50	19,000
Value at 70%			14,350				Value at 100%		20,500

