

Property at 00685 LOVELY STREET

Prop ID 3060685

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Administrative Information

Owner name: PROPIESCUS ROBERT AND
 Second name: CARMEN
 Address: 685 LOVELY STREET
 City/state: AVON CT Zip: 06001

Location Information

Map: 028 Clerk map:
 Lot: 3060685 Neigh.: Zone: R30 Vol: 319 Page: 835

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 04-Jun-1996
Resident Land	.69	87,500	EAB	Disabled	1,000	Sale price: 140,000
Resident Dwelling	1.00	151,460				Sale valid:
					Values	
Resident Excess	1.31	3,440			Mkt value :	
					Cost value:	346,286
Summary			Utilities		Sales ratios	
Total assessments		242,400	Water	Well	Cost/sale :	2.4735
Total exemptions		1,000	Sewer	Septic	Mkt/sale :	
Net assessment		241,400	Gas	None	Assmt/sale:	1.7314

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	1.310	7,500	9,825	.50		4,913	3,439
Residual		57,064						
2.000 acres				Total land value			129,913	90,939

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	09	Dutch Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	01	Plaster	Bedrooms	5
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	02	Unfinished	Addtn'l fixtures	1
Grade	30	C	Whirlpools	
Garage	12	Basement 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1920	

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				840	233,050
Basement	Full						
Heating	Yes	A/C No					
Plumbing	2 F/B	H/B 1 Add'l fix.	Wh/p	Saunas			5,500
Attic	Unfinished	Attic size: 840					12,267
Additions							130,840
Other Features	WB Stks		Bsmt Gar				11,750
Sub-Total							393,407
Grade	C	Factor 1.0000					393,407
CDU		C&D Factor 1.00					393,407
Depreciation		45 %					216,374
Computed cost value @ 70%							151,462

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	450	42,913
L Living Area	BSMT Basement addition	450	8,293
P Porches, Patios, Decks	FOFF Frame open first flo	75	4,569
L Living Area	FRFF Frame first floor	360	41,213
L Living Area	FRUF Frame upper full	360	30,143
P Porches, Patios, Decks	DECK Wood deck	140	3,709
Total additions			130,840

