

Property at 00718 LOVELY STREET

Prop ID 3060718

Printed 15-Oct-2025 9:10 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: LOVELYTERRA LLC
 Second name:
 Address: 29 HOMESTEAD CIRCLE
 City/state: OLD LYME CT Zip: 06371

Location Information

Map: 028 Clerk map:
 Lot: 3060718 Neigh.: Zone: R30 Vol: 782 Page: 353

Assessments

Assmt category	Qty	Amount
Resident Land	.69	87,500
Resident Dwelling	1.00	118,300
Resident Outbldg	2.00	14,140

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 01-Dec-2022
 Sale price: 175,000
 Sale valid: 7

Values

Mkt value :
 Cost value: 318,629

Summary

Total assessments	223,040	
Total exemptions		
Net assessment	223,040	

Utilities

Water	Connecticut	
Sewer	Septic	
Gas	None	

Sales ratios

Cost/sale : 1.8207
 Mkt/sale :
 Assmt/sale: 1.2745

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	.590	7,500	4,425			4,425	3,098
Residual		25,700						

1.280 acres Total land value 129,425 90,598

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	17	Old style		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	5
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	02	Forced Hot Air	Full Baths	1
Fuel	07	Propane Gas	Half Baths	1
Attic	99	None	Addtn'l fixtures	1
Grade	30	C	Whirlpools	
Garage	21	Attached 1 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	03	Partial > half	W/B stacks	
Bsmt Fin Qual	01	Unfinished	W/B openings	
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1890	

Building Valuation Summary

			Area	
Dwelling	Frame	1 1/2 story w/bsmt	671	174,430
Basement	Partial > half			-2,260
Heating	Yes	A/C Yes		5,050
Plumbing	1 F/B	1 H/B	1 Add'l fix.	Wh/p Saunas
Attic	None		Attic size:	4,000
Additions				30,030
Other Features				

Sub-Total		211,250
Grade	C	Factor 1.0000
CDU	C&D Factor 1.00	211,250
Depreciation	20 %	169,000
	Computed cost value @ 70%	118,300

Building additions

Category	Type		Area	Value
L Living Area	FRFF	Frame first floor	63	7,212
L Living Area	AIR	Air conditioning	63	192
L Living Area	FRFF	Frame first floor	24	2,748
P Porches, Patios, Decks	CPAT	Concrete patio	256	2,182
G Garages	FR	Attached frame LE 65	384	17,696

Total additions 30,030

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	10	100	30.00		D	2,340	50	1,200
Utility Shed									
RP1 Pool w/ Plastic Linr	16	32	512	74.05		C	37,914	50	19,000

Value at 70% 14,140

Value at 100% 20,200

