

Property at 00730 LOVELY STREET

Prop ID 3060730

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## Administrative Information

Owner name: CARPENTER MERRILL E &  
 Second name: MARGARET P  
 Address: 730 LOVELY STREET  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 028 Clerk map: 88 091  
 Lot: Neigh.: Zone: R30 Vol: 212 Page: 412

## Assessments

| Assmt category    | Qty  | Amount  | Exempt Cat | Amount | Sale date: 19-Aug-1988 |
|-------------------|------|---------|------------|--------|------------------------|
| Resident Land     | .69  | 87,500  |            |        | Sale price: 25,000     |
| Resident Dwelling | 1.00 | 159,920 |            |        | Sale valid:            |
| Resident Outbldg  | 1.00 | 11,760  |            |        | Values                 |
| Resident Excess   | .72  | 3,780   |            |        | Mkt value :            |
|                   |      |         |            |        | Cost value: 375,657    |

## Summary

| Total assessments | 262,960 | Water | Connecticut | Cost/sale : 15.0263 |
|-------------------|---------|-------|-------------|---------------------|
| Total exemptions  |         | Sewer | None        | Mkt/sale :          |
| Net assessment    | 262,960 | Gas   | None        | Assmt/sale: 10.5184 |

## 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  | .720        | 7,500   | 5,400            |           | 5,400   | 3,780     |
| Residual     |     | 31,363      |         |                  |           |         |           |
|              |     | 1.410 acres |         | Total land value |           | 130,400 | 91,280    |

## 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 7           |
| Interior Walls | 02   | Drywall          | Garage cars 1           |
| Floors         | 05   | W/W over sub-flo | Bedrooms 3              |
| Heating System | 01   | Hot Water        | Family Rooms            |
| Fuel           | 01   | Oil              | Full Baths 3            |
| Attic          | 99   | None             | Masonry trim sf         |
| Grade          | 30   | C                | Half Baths              |
| Garage         | 11   | Basement 1 car   | Finish bsmt sz          |
| Area Over Gar. | 01   | Fully Finished   | Rec Room Size           |
| Basement       | 01   | Full             | Whirlpools              |
| Bsmt Fin Qual  | 01   | Unfinished       | Living area 2,176       |
| Air Condition  | 99   | None             | # Living Units 1        |
| Interior Cond  | 05   | Good             |                         |
| Exterior Cond  | 05   | Good             |                         |
|                |      |                  | Actual Year Built: 1988 |

## Building Valuation Summary

|                |       |                           |            |               |
|----------------|-------|---------------------------|------------|---------------|
| Dwelling       | Frame | 1 story w/bsmt            | Area 1,456 | 238,100       |
| Basement       | Full  |                           |            |               |
| Heating        | Yes   | A/C No                    |            |               |
| Plumbing       | 3 F/B | H/B Add'l fix.            | Wh/p       | Saunas 10,000 |
| Attic          | None  | Attic size:               |            |               |
| Additions      |       |                           |            | 99,867        |
| Other Features |       |                           | Bsmt Gar   | 3,500         |
| Sub-Total      |       |                           |            | 351,467       |
| Grade          | C     | Factor 1.0000             |            | 351,467       |
| CDU            |       | C&D Factor 1.00           |            | 351,467       |
| Depreciation   |       | 35 %                      |            | 228,454       |
|                |       | Computed cost value @ 70% |            | 159,918       |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| P Porches, Patios, Decks | FOFF Frame open first flo | 208  | 12,673 |
| L Living Area            | FRFF Frame first floor    | 720  | 82,426 |
| P Porches, Patios, Decks | DECK Wood deck            | 180  | 4,768  |
| Total additions          |                           |      | 99,867 |

## Outbuilding Information

| Description         | Wid | Len | Area   | Rate  | Year | Cnd | RCN           | Depr | Value  |
|---------------------|-----|-----|--------|-------|------|-----|---------------|------|--------|
| RG1 Frame or Con    | 24  | 25  | 600    | 55.95 | 2004 | C   | 33,570        | 50   | 16,800 |
| Block Detach Garage |     |     |        |       |      |     |               |      |        |
| Value at 70%        |     |     | 11,760 |       |      |     | Value at 100% |      | 16,800 |

