

Property at 00740 LOVELY STREET

Prop ID 3060740

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Administrative Information

Owner name: ALGHANI STEPHANIE & RABIA
 Second name:
 Address: 740 LOVELY STREET
 City/state: AVON CT Zip: 06001

Location Information

Map: 028 Clerk map:
 Lot: 3060740 Neigh.: Zone: R30 Vol: 729 Page: 981

Assessments

Assmt category	Qty	Amount
Resident Land	.60	87,500
Resident Dwelling	1.00	115,970
Resident Outbldg	2.00	9,030

Exemptions

Exempt	Cat	Amount
	None	

Last sale

Sale date: 27-Jun-2019
 Sale price: 289,900
 Sale valid:

Values

Mkt value :
 Cost value: 303,571

Summary

Total assessments	212,500
Total exemptions	
Net assessment	212,500

Utilities

Water	Connecticut
Sewer	None
Gas	CNG

Sales ratios

Cost/sale : 1.0472
 Mkt/sale :
 Assmt/sale: .7330

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.600	125,000	125,000			125,000	87,500
Primary Site		26,136						

.600 acres Total land value 125,000 87,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	09	Dutch Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
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	1
Fuel	02	Natural Gas	Half Baths	1
Attic	02	Unfinished	Addtn'l fixtures	
Grade	33	C+	Whirlpools	
Garage	99	None	Saunas	
Area Over Gar.	99	None	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: 1926	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	672	200,240
Basement	Full				
Heating	Yes	A/C No			
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	Unfinished		Attic size: 672		3,500
Additions					10,578
Other Features		WB Stks			14,926
					6,750
Sub-Total					235,994
Grade	C+	Factor 1.0800			254,874
CDU		C&D Factor 1.00			254,874
Depreciation		35 %			165,668
Computed cost value @ 70%					115,968

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	224	13,647
P Porches, Patios, Decks	FOFF Frame open first flo	21	1,279

Total additions 14,926

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	13	20	260	55.95		C	14,547	50	7,300
Block Detach Garage									
RG1 Frame or Con	10	20	200	55.95		C	11,190	50	5,600
Block Detach Garage									
Value at 70%					9,030	Value at 100%			
						12,900			

