

Property at 00009 MANION LANE

Prop ID 3080009

Printed 06-Feb-2024 5:00 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: JESTIN CAROLINE A
 Second name:
 Address: 9 MANION LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 008 Clerk map:
 Lot: 3080009 Neigh.: Zone: R15 Vol: 514 Page: 963

Assessments

Assmt category	Qty	Amount
Resident Land	.34	87,500
Resident Dwelling	1.00	125,820

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 21-Jan-2005
 Sale price: 289,900
 Sale valid: Y

Values

Resident Excess			Mkt value :	Cost value:
.01	50			304,814

Summary

Total assessments	213,370
Total exemptions	
Net assessment	213,370

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale :	1.0514
Mkt/sale :	
Assmt/sale:	.7360

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.340	125,000	125,000			125,000	87,500
Primary Site		14,810						
RES	12	.010	7,500	75			75	53
Residual		436						

.350 acres Total land value 125,075 87,553

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	03	Aluminum Siding		
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	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	1
Attic	02	Unfinished	Addtn'l fixtures	
Grade	30	C	Whirlpools	
Garage	21	Attached 1 car	Saunas	
Area Over Gar.	01	Fully Finished	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	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1940	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	676	201,020
Basement	Full				
Heating	Yes	A/C No			
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	Unfinished		Attic size: 676		3,500
Additions					10,618
Other Features		WB Stks	RR		45,828
					15,558
Sub-Total					276,524
Grade	C	Factor 1.0000			276,524
CDU		C&D Factor 1.00			276,524
Depreciation		35 %			179,741
		Computed cost value @ 70%			125,819

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	128	12,206
P Porches, Patios, Decks	FOFF Frame open first flo	24	1,462
G Garages	FR Attached frame LE 65	216	11,141
G Garages	FSF Full-story fin o/gar	168	11,253
P Porches, Patios, Decks	FEFF Frame enclosed first	64	6,103
L Living Area	FRFF Frame first floor	32	3,663

Total additions 45,828

