

Property at 00010 MANION LANE

Prop ID 3080010

Printed 07-Feb-2025 8:40 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: DUMAS GEORGE W
Second name:
Address: 10 MANION LANE
City/state: AVON CT Zip: 06001

Location Information

Map: 008 Clerk map:
Lot: 3080010 Neigh.: Zone: R15 Vol: 056 Page: 0581

Assessments

Assmt category	Qty	Amount
Resident Land	.34	87,500
Resident Dwelling	1.00	179,920

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 06-Jun-1967
Sale price:
Sale valid:

Values

Resident Excess	.39	2,050

Mkt value :
Cost value: 384,957

Summary

Total assessments	269,470
Total exemptions	
Net assessment	269,470

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale :
Mkt/sale :
Assmt/sale:

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	.390	7,500	2,925			2,925	2,048
Residual		16,988						

.730 acres Total land value 127,925 89,548

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	01	Ranch	
Exterior Walls	06	Brick	
Roof Material	01	Asphalt Shingles	Story Height 1.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 7 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 3 Unfinished area
Floors	01	Hardwood	Family Rooms 1 Dormer linear f
Heating System	05	Electric B/B	Full Baths 2 Masonry trim sf
Fuel	03	Electric	Half Baths Finish bsmt sz
Attic	99	None	Addn'l fixtures Rec Room Size
Grade	30	C	Whirlpools Living area 2,180
Garage	22	Attached 2 car	Saunas # Living Units
Area Over Gar.	99	None	M/F stacks
Basement	01	Full	W/B stacks 1
Bsmt Fin Qual	01	Unfinished	W/B openings 2
Air Condition	99	None	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1969

Building Valuation Summary

			Area	
Dwelling	Masonry	1 story w/bsmt	2,180	340,450
Basement	Full			
Heating	Yes	A/C No		
Plumbing	2 F/B	H/B Add'l fix. Wh/p	Saunas	5,000
Attic	None	Attic size:		
Additions				40,729
Other Features	WB Stks			9,250

Sub-Total		395,429
Grade C	Factor 1.0000	395,429
CDU	C&D Factor 1.00	395,429
Depreciation	35 %	257,029
	Computed cost value @ 70%	179,920

Building additions

Category	Type	Area	Value
G Garages	MA Attached masonry LE	480	22,086
P Porches, Patios, Decks	FOFF Frame open first flo	306	18,643

Total additions 40,729

