

Property at 00045 MOUNTAIN VIEW AVENUE

Prop ID 3250045

Printed 06-Feb-2024 5:40 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: TBB REALTY LLC
 Second name:
 Address: P O BOX 606
 City/state: AVON CT Zip: 06001

Location Information

Map: 008 Clerk map:
 Lot: 3250045 Neigh.: Zone: R15 Vol: 672 Page: 450

Assessments

Assmt category	Qty	Amount
Resident Land	.23	87,500
Resident Dwelling	1.00	88,410
Resident Outbldg	2.00	6,790

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 03-Aug-1976
 Sale price: 28,000
 Sale valid:

Values

Mkt value :
 Cost value: 261,000

Summary

Total assessments	182,700
Total exemptions	
Net assessment	182,700

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 9.3214
 Mkt/sale :
 Assmt/sale: 6.5250

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.230	125,000	125,000			125,000	87,500
Primary Site		10,019						

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

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	17	Old style		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	01	Plaster		
Floors	01	Hardwood		
Heating System	01	Hot Water		
Fuel	01	Oil		
Attic	99	None		
Grade	30	C		
Garage	31	Detached 1 car		
Area Over Gar.	99	None		
Basement	01	Full		
Bsmt Fin Qual	01	Unfinished		
Air Condition	99	None		
Interior Cond	03	Fair		
Exterior Cond	03	Fair		

Actual Year Built: 1916

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	180,710
Basement	Full		572	
Heating	Yes	A/C No		
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				3,500
Other Features				10,098

Sub-Total		194,308
Grade	C	Factor 1.0000
CDU	C&D Factor 1.00	194,308
Depreciation	35 %	126,300
	Computed cost value @ 70%	88,410

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	F0FF Frame open first flo	28	1,706
P Porches, Patios, Decks	FEFF Frame enclosed first	88	8,392

Total additions 10,098

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	14	24	336	55.95		C	18,799	50	9,400
Block Detach Garage									
RS2 Metal	6	6	36	30.00		E	540	50	300
Utility Shed									

Value at 70% 6,790

Value at 100% 9,700

