

Property at 00007 REXINGER LANE

Prop ID 3700007

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Administrative Information

Owner name: ADAMS KYLE J & MEGAN K
 Second name:
 Address: 7 REXINGER LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 3700007 Neigh.: Zone: R40 Vol: 797 Page: 782

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 02-Oct-2024
Resident Land	.92	105,000				Sale price: 625,000
Resident Dwelling	1.00	283,000				Sale valid:
Resident Outbldg	1.00	10,430				Values
Resident Excess	.02	110				Mkt value :
						Cost value: 569,343
Summary			Utilities		Sales ratios	
Total assessments		398,540	Water	Connecticut	Cost/sale :	.9109
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		398,540	Gas	None	Assmt/sale:	.6377

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	150,000	150,000			150,000	105,000
Primary Site		40,075						
RES	12	.020	7,500	150			150	105
Residual		871						
		.940 acres		Total land value			150,150	105,105

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Family Rooms	1
Fuel	01	Oil	Full Baths	3
Attic	99	None	Half Baths	1
Grade	43	B+	Addtn'l fixtures	3
Garage	12	Basement 2 car	Whirlpools	1
Area Over Gar.	01	Fully Finished	Saunas	
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	01	Unfinished	W/B stacks	1
Air Condition	01	Central Air	W/B openings	2
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1987	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	1,984	398,020
Basement	Full				
Heating	Yes	A/C Yes			11,350
Plumbing	3 F/B	1 H/B 3 Add'l fix.	1 Wh/p	Saunas	17,500
Attic	None	Attic size:			
Additions					19,597
Other Features	WB Stks		Bsmt Gar		14,250
Sub-Total					460,717
Grade	B+	Factor 1.3500			621,968
CDU		C&D Factor 1.00			621,968
Depreciation		35 %			404,279
Computed cost value @ 70%					282,995

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	186	11,332
P Porches, Patios, Decks	DECK Wood deck	64	1,695
P Porches, Patios, Decks	DECK Wood deck	248	6,570
Total additions			19,597

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	19	28	532	55.95	1993	C	29,765	50	14,900
Block Detach Garage									
Value at 70%		10,430	Value at 100%		14,900				

