

Property at 00015 REXINGER LANE

Prop ID 3700015

Printed 07-Feb-2024 12:22 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: VILLANI PAUL M
Second name:
Address: 15 REXINGER LANE
City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
Lot: 3700015 Neigh.: Zone: R40 Vol: 564 Page: 602

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	307,090

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 27-Aug-2007
Sale price: 623,000
Sale valid:

Values

Resident Excess	.03	160
-----------------	-----	-----

Mkt value :
Cost value: 588,929

Summary

Total assessments	412,250
Total exemptions	
Net assessment	412,250

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : .9453
Mkt/sale :
Assmt/sale: .6617

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	.030	7,500	225			225	158
Residual	1,307							

.950 acres

Total land value

150,225

105,158

Building Valuation Summary

				Area	
Dwelling	Frame	2 story w/bsmt		1,599	381,270
Basement	Full				
Heating	Yes	A/C Yes			10,900
Plumbing	2 F/B	1 H/B	3 Add'l fix.	1 Wh/p	Saunas 12,500
Attic	None			Attic size:	
Additions					86,028
Other Features		WB Stks			9,250

Sub-Total				499,948
Grade	B+	Factor 1.3500		674,930
CDU		C&D Factor 1.00		674,930
Depreciation		35 %		438,705
		Computed cost value @ 70%		307,094

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	168	16,021
L Living Area	OVER Frame Overhang	43	3,938
G Garages	FR Attached frame LE 65	576	25,187
P Porches, Patios, Decks	DECK Wood deck	782	20,715
G Garages	FSF Full-story fin o/gar	288	19,291
L Living Area	AIR Air conditioning	288	876

Total additions 86,028

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	04	Colonial	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 9 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 4 Unfinished area
Floors	07	Hardwood/Carpet	Family Rooms 1 Dormer linear f
Heating System	02	Forced Hot Air	Full Baths 2 Masonry trim sf
Fuel	01	Oil	Half Baths 1 Finish bsmt sz
Attic	99	None	Addn'l fixtures 3 Rec Room Size
Grade	43	B+	Whirlpools 1 Living area 3,529
Garage	22	Attached 2 car	Saunas # Living Units 1
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	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1983

