

Property at 00021 RICHARD STREET

Prop ID 3710021

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Administrative Information

Owner name: BLACK GLEN & SHARON
 Second name:
 Address: 21 RICHARD STREET
 City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map:
 Lot: 3710021 Neigh.: Zone: R30 Vol: 799 Page: 1097

Assessments

Assmt category	Qty	Amount
Resident Land	.46	94,500
Resident Dwelling	1.00	140,620
Resident Outbldg	1.00	1,260

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 06-Jan-2025
 Sale price: 400,000
 Sale valid:

Values

Mkt value :
 Cost value: 337,686

Summary

Total assessments	236,380
Total exemptions	
Net assessment	236,380

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .8442
 Mkt/sale :
 Assmt/sale: .5910

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.460	135,000	135,000			135,000	94,500
Primary Site		20,038						

.460 acres Total land value 135,000 94,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	01	Hardwood		
Heating System	01	Hot Water		
Fuel	01	Oil		
Attic	99	None		
Grade	33	C+		
Garage	22	Attached 2 car		
Area Over Gar.	99	None		
Basement	01	Full		
Bsmt Fin Qual	02	Rec Room w/o air		
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1958

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	950	221,940
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					44,111
Other Features	WB Stks	RR			15,118
Sub-Total					286,169
Grade	C+	Factor 1.0800			309,063
CDU		C&D Factor 1.00			309,063
Depreciation		35 %			200,891
Computed cost value @ 70%					140,624

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	BPAT Brick/flagstone pati	360	8,209
P Porches, Patios, Decks	FEFF Frame enclosed first	96	9,155
G Garages	FR Attached frame LE 65	616	26,747

Total additions 44,111

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	12	120	30.00		C	3,600	50	1,800
Utility Shed									
Value at 70%					1,260	Value at 100%			
						1,800			

