

Property at 00034 RICHARD STREET

Prop ID 3710034

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Administrative Information

Owner name: CLAVETTE CHRISTOPHER &
 Second name: CLAVETTE CHRISTINA
 Address: 34 RICHARD STREET
 City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map: 25 017
 Lot: 3710034 Neigh.: Zone: R30 Vol: 785 Page: 509

Assessments

Assmt category	Qty	Amount
Resident Land	.69	94,500
Resident Dwelling	1.00	513,850

Exemptions

Exempt Cat	Amount
Resident Excess	.57 2,990

Last sale

Sale date: 23-Jun-2023
 Sale price: 200,000
 Sale valid:

Values

Mkt value :
 Cost value: 873,343

Summary

Total assessments	611,340
Total exemptions	
Net assessment	611,340

Utilities

Water	None
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 4.3667
 Mkt/sale :
 Assmt/sale: 3.0567

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.690	135,000	135,000		135,000	94,500
Primary Site		30,056					
RES	12	.570	7,500	4,275		4,275	2,993
Residual		24,829					

1.260 acres

Total land value

139,275

97,493

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	20	Modern Cape		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Bedrooms	3
Floors	98	Other	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	4
Fuel	07	Propane Gas	Half Baths	
Attic	04	Fully finished w	Addtn'l fixtures	2
Grade	43	B+	Whirlpools	
Garage	23	Attached 3 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	2
Basement	04	Full with walk-o	W/B stacks	
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 2023	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,821	286,130
Basement	Full with walk				
Heating	Yes	A/C	Yes		8,180
Plumbing	4 F/B	H/B	2 Add'l fix.	Wh/p	Saunas
Attic	Fully finished w/WH				Attic size: 800
Additions					163,169
Other Features	M Stks RR				41,085

Sub-Total					543,760
Grade	B+	Factor	1.3500		734,076
CDU		C&D Factor	1.00		734,076
Depreciation		%			734,076
		Computed cost value @ 70%			513,853

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	900	40,322
G Garages	FSF Full-story fin o/gar	600	40,190
L Living Area	AIR Air conditioning	600	1,824
L Living Area	BSMT Basement addition	120	2,211
L Living Area	FRFF Frame first floor	120	13,738
L Living Area	AIR Air conditioning	120	365
P Porches, Patios, Decks	FOFF Frame open first flo	272	16,572
P Porches, Patios, Decks	FEFF Frame enclosed first	280	26,701
P Porches, Patios, Decks	FOFF Frame open first flo	212	12,916
L Living Area	FRUF Frame upper full	96	8,038
L Living Area	AIR Air conditioning	96	292

Total additions 163,169

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	16	32	512	58.15	2024	C	29,773	50	14,900
RS1 Frame Utility Shed	10	16	160	30.00	2024	C	4,800	50	2,400
Value at 70%	12,110		Value at 100%				17,300		

