

Property at 00012 SCHOOL STREET

Prop ID 3870012

Printed 03-Feb-2026 3:11 PM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: GREENMAN STEPHANIE AND  
 Second name: SAPIA SARAH  
 Address: 12 SCHOOL STREET  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 010 Clerk map: 09 019  
 Lot: 3870012 Neigh.: Zone: R15 Vol: 808 Page: 909

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .34  | 87,500  |
| Resident Dwelling | 1.00 | 321,320 |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 22-Oct-2025  
 Sale price: 850,000  
 Sale valid:

## Values

| Assmt category  | Qty | Amount |
|-----------------|-----|--------|
| Resident Excess | .79 | 4,150  |

Mkt value :  
 Cost value: 589,957

## Summary

| Category          | Amount  |
|-------------------|---------|
| Total assessments | 412,970 |
| Total exemptions  |         |
| Net assessment    | 412,970 |

## Utilities

| Utility | Connecticut  |
|---------|--------------|
| Water   |              |
| Sewer   | Public sewer |
| Gas     | None         |

## Sales ratios

Cost/sale : .6941  
 Mkt/sale :  
 Assmt/sale: .4858

## Land Information

| Type         | Use | Acres/SqFt | Rate    | Total   | Infl Fact | Value   | 70% Value |
|--------------|-----|------------|---------|---------|-----------|---------|-----------|
| PRIM         | 11  | .340       | 125,000 | 125,000 |           | 125,000 | 87,500    |
| Primary Site |     | 14,810     |         |         |           |         |           |
| RES          | 12  | .790       | 7,500   | 5,925   |           | 5,925   | 4,148     |
| Residual     |     | 34,412     |         |         |           |         |           |

1.130 acres

Total land value

130,925

91,648

## Building Valuation Summary

| Category       | Value   | Area  |
|----------------|---------|-------|
| Dwelling       | 279,920 | 1,080 |
| Basement       |         |       |
| Heating        | 8,040   |       |
| Plumbing       | 9,500   |       |
| Attic          |         |       |
| Additions      | 57,462  |       |
| Other Features | 3,000   |       |

| Category                  | Value   |
|---------------------------|---------|
| Sub-Total                 | 357,922 |
| Grade B+                  | 483,195 |
| CDU                       | 483,195 |
| Depreciation              | 459,035 |
| Computed cost value @ 70% | 321,325 |

## Building additions

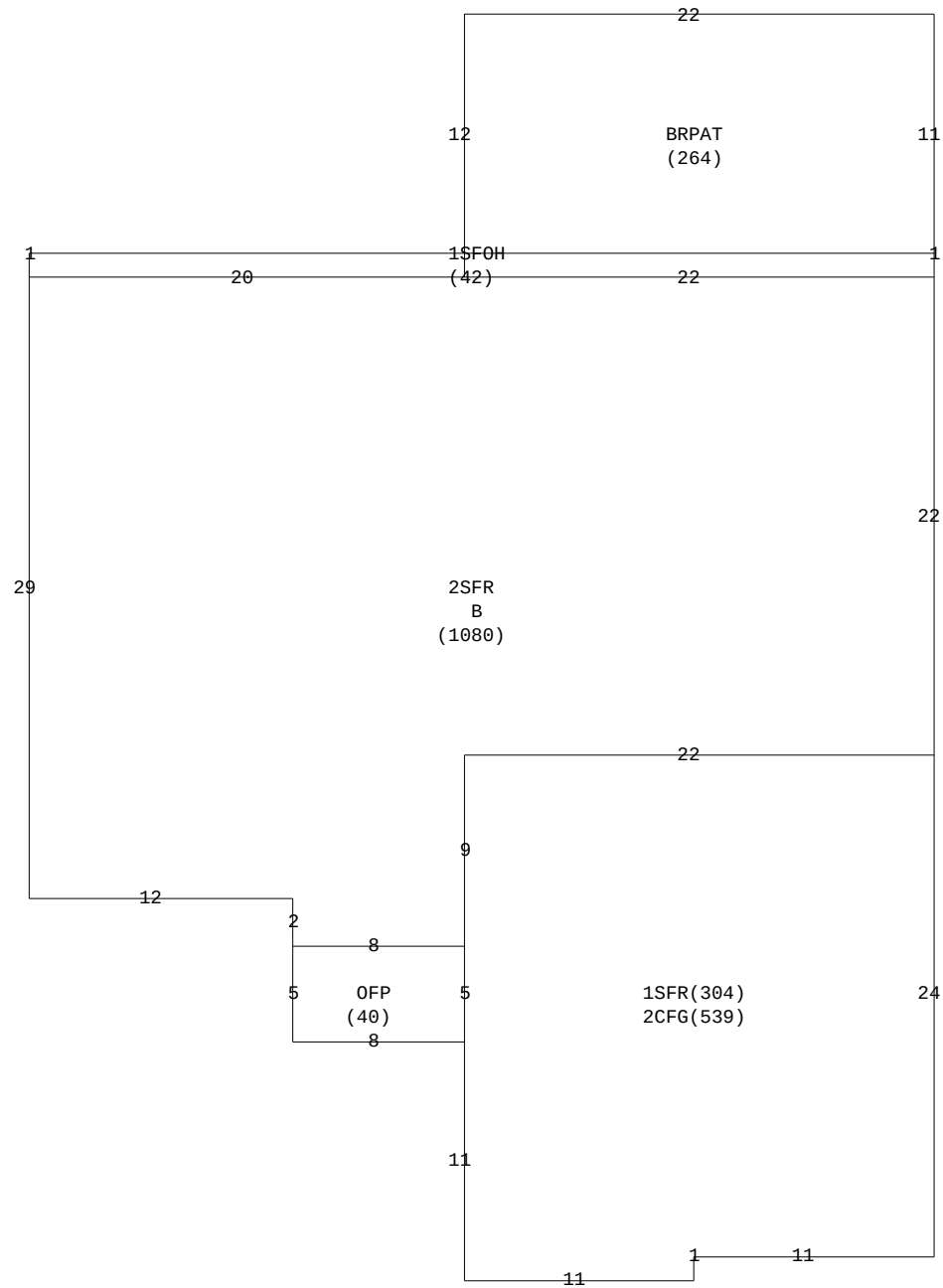
| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| G Garages                | FR Attached frame LE 65   | 539  | 23,743 |
| G Garages                | FSF Full-story fin o/gar  | 304  | 20,363 |
| L Living Area            | AIR Air conditioning      | 304  | 924    |
| P Porches, Patios, Decks | FOFF Frame open first flo | 40   | 2,437  |
| L Living Area            | OVER Frame Overhang       | 42   | 3,847  |
| L Living Area            | AIR Air conditioning      | 42   | 128    |
| P Porches, Patios, Decks | BPAT Brick/flagstone pati | 264  | 6,020  |

Total additions 57,462

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium |
|----------------|------|------------------|-------------|
| Style          | 19   | Modern Colonial  |             |
| Exterior Walls | 04   | Vinyl Siding     |             |
| Roof Material  | 01   | Asphalt Shingles |             |
| Roof Type      | 02   | Hip              |             |
| Foundation     | 01   | Poured Concrete  |             |
| Interior Walls | 02   | Drywall          |             |
| Floors         | 07   | Hardwood/Carpet  |             |
| Heating System | 02   | Forced Hot Air   |             |
| Fuel           | 07   | Propane Gas      |             |
| Attic          | 99   | None             |             |
| Grade          | 43   | B+               |             |
| Garage         | 22   | Attached 2 car   |             |
| Area Over Gar. | 01   | Fully Finished   |             |
| Basement       | 04   | Full with walk-o |             |
| Bsmt Fin Qual  | 01   | Unfinished       |             |
| Air Condition  | 01   | Central Air      |             |
| Interior Cond  | 05   | Good             |             |
| Exterior Cond  | 05   | Good             |             |

Actual Year Built: 2019



THIS PARCEL CAME OUT OF 107 HUCKLEBERRY HILL RD (CECERE)