

Property at 00018 SCHOOL STREET

Prop ID 3870018

Printed 07-Feb-2024 1:21 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: BEAUDOIN JAMES AND KELLY M
 Second name:
 Address: 18 SCHOOL STREET
 City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map: 09 019
 Lot: 3870018 Neigh.: Zone: R15 Vol: 661 Page: 404

Assessments

Assmt category	Qty	Amount
Resident Land	.34	87,500
Resident Dwelling	1.00	327,170
Resident Outbldg	1.00	1,680

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 23-May-2013
 Sale price: 470,000
 Sale valid:

Values

Mkt value :
 Cost value: 594,786

Summary

Total assessments	416,350
Total exemptions	
Net assessment	416,350

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.2655
 Mkt/sale :
 Assmt/sale: .8859

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.344	125,000	125,000			125,000	87,500
Primary Site		14,985						

.344 acres Total land value 125,000 87,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	4
Floors	07	Hardwood/Carpet	Family Rooms	
Heating System	02	Forced Hot Air	Full Baths	3
Fuel	07	Propane Gas	Half Baths	1
Attic	99	None	Addn'l fixtures	2
Grade	43	B+	Whirlpools	1
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	01	Fully Finished	# Living Units	1
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	01	Unfinished	W/B stacks	1
Air Condition	01	Central Air	W/B openings	1
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 2010	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,231	309,410
Basement	Full			
Heating	Yes	A/C Yes		8,870
Plumbing	3 F/B	1 H/B 2 Add'l fix.	1 Wh/p	17,000
Attic	None	Attic size:		
Additions				65,279
Other Features		WB Stks		6,750
Sub-Total				407,309
Grade	B+	Factor 1.3500		549,867
CDU		C&D Factor 1.00		549,867
Depreciation		15 %		467,387
Computed cost value @ 70%				327,171

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	506	22,456
G Garages	FSF Full-story fin o/gar	462	30,947
L Living Area	AIR Air conditioning	462	1,404
L Living Area	FRFF Frame first floor	60	6,869
L Living Area	AIR Air conditioning	60	182
P Porches, Patios, Decks	BPAT Brick/flagstone pati	150	3,421

Total additions 65,279

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	16	160	30.00	2018	C	4,800	50	2,400
Utility Shed									
Value at 70%				1,680	Value at 100%				2,400

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Prop ID 3870018 Card 01

Scale: 1" = 7.84 feet

1SFR(462)
2CFG(506)

2SFR
B
(1231)

BRPT
(150)

20 14 10 6 4 15 10 3 18 12 12 11 11 13 2 8 3 12 23 21 2

THIS PARCEL CAME OUT OF 107 HUCKLEBERRY HILL RD (CECERE)
SALE 12-11-09 \$300,000 (CECERE TO CIZEK) INCLUDES 12 AND 22 SCHOOL ST

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