

Property at 00040 SCHOOL STREET

Prop ID 3870040

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Administrative Information

Owner name: BURKETT JOANN AND
 Second name: RICHARD D
 Address: 40 SCHOOL STREET
 City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map:
 Lot: 3870040 Neigh.: Zone: R15 Vol: 093 Page: 0093

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Exemptions	Last sale
Resident Land	.34	87,500	AAA	Veteran 1,000		Sale date: 14-Jul-1976
Resident Dwelling	1.00	130,050	CAB	Add Vet 500		Sale price: 38,000
Resident Outbldg	1.00	5,040	DAC	Veteran 10,000		Sale valid:

Resident Excess	.28	1,470	Values
			Mkt value :
			Cost value: 320,086

Summary

Total assessments	224,060	Utilities	Sales ratios
Total exemptions	11,500	Water Well	Cost/sale : 8.4233
Net assessment	212,560	Sewer Septic	Mkt/sale :
		Gas None	Assmt/sale: 5.8963

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	.280	7,500	2,100		2,100	1,470
Residual		12,197					

.620 acres Total land value 127,100 88,970

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	02	Cape	
Exterior Walls	02	Wood Shingles	
Roof Material	01	Asphalt Shingles	Story Height 1.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 6 Garage cars 1
Interior Walls	01	Plaster	Bedrooms 2 Unfinished area
Floors	01	Hardwood	Family Rooms Dormer linear f
Heating System	02	Forced Hot Air	Full Baths 1 Masonry trim sf
Fuel	01	Oil	Half Baths Finish bsmt sz
Attic	02	Unfinished	Addtn'l fixtures Rec Room Size
Grade	30	C	Whirlpools Living area 1,757
Garage	11	Basement 1 car	Saunas # Living Units
Area Over Gar.	01	Fully Finished	
Basement	01	Full	M/F stacks
Bsmt Fin Qual	01	Unfinished	W/B stacks
Air Condition	01	Central Air	W/B openings
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1940

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	153,880
Basement	Full		816	
Heating	Yes	A/C Yes		4,440
Plumbing	1 F/B	H/B Add'l fix.	Wh/p Saunas	
Attic	Unfinished	Attic size: 816		12,025
Additions				111,969
Other Features			Bsmt Gar	3,500

Sub-Total		285,814
Grade C	Factor 1.0000	285,814
CDU	C&D Factor 1.00	285,814
Depreciation	35 %	185,779
	Computed cost value @ 70%	130,045

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	572	65,483
L Living Area	FATT Full finished attic	572	20,659
L Living Area	BSMT Basement addition	572	10,541
L Living Area	AIR Air conditioning	858	2,608
P Porches, Patios, Decks	FEFF Frame enclosed first	36	3,433
L Living Area	FRFF Frame first floor	68	7,785
L Living Area	BSMT Basement addition	68	1,253
L Living Area	AIR Air conditioning	68	207

Total additions 111,969

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	20	24	480	30.00		C	14,400	50	7,200
Utility Shed									
Value at 70%			5,040				Value at 100%		7,200

