

Property at 00043 SCHOOL STREET

Prop ID 3870043

Printed 07-Feb-2024 1:23 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: ZINO-QUICK SUZANNE
 Second name:
 Address: 43 SCHOOL STREET
 City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map:
 Lot: 3870043 Neigh.: Zone: R15 Vol: 718 Page: 139

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 29-Dec-2000
Resident Land	.34	87,500				Sale price: 50,000
Resident Outbldg	4.00	26,670				Sale valid:
Resident Dwelling	1.00	207,080				Values
Resident Excess	1.05	5,510				Mkt value :
						Cost value: 466,800
Summary			Utilities		Sales ratios	
Total assessments		326,760	Water	None		Cost/sale : 9.3360
Total exemptions			Sewer	None		Mkt/sale :
Net assessment		326,760	Gas	None		Assmt/sale: 6.5352

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	1.050	7,500	7,875			7,875	5,513
Residual		45,738						
		1.390 acres		Total land value			132,875	93,013

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	5
Interior Walls	02	Drywall	Bedrooms	3
Floors	07	Hardwood/Carpet	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	1
Grade	37	B-	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	04	Loft	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	1
Bsmt Fin Qual		Unknown	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 2000	

Building Valuation Summary

		Area	
Dwelling	Frame	1 1/2 story w/bsmt	864
Basement	Full with walk		207,290
Heating	Yes	A/C Yes	5,980
Plumbing	2 F/B	1 H/B	1 Add'l fix.
Attic	None	Wh/p Saunas	
Additions			108,102
Other Features	WB Stks		6,750
Sub-Total			337,122
Grade	B-	Factor 1.1700	394,433
CDU		C&D Factor 1.00	394,433
Depreciation		25 %	295,825
	Computed cost value @ 70%		207,078

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	624	27,060
L Living Area	FRFF Frame first floor	434	49,685
L Living Area	AIR Air conditioning	434	1,319
L Living Area	BSMT Basement addition	434	7,998
P Porches, Patios, Decks	DECK Wood deck	832	22,040

Total additions 108,102

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	20	40	800	74.05	2008	C	59,240	50	29,600
RS1 Frame Utility Shed	10	12	120	30.00	2008	C	3,600	50	1,800
RS1 Frame Utility Shed	15	17	255	30.00	2008	C	7,650	50	3,800
RS1 Frame Utility Shed	12	16	192	30.00	2020	C	5,760	50	2,900
Value at 70%	26,670		Value at 100%		38,100				

