

Property at 00045 SCHOOL STREET

Prop ID 3870045

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Administrative Information

Owner name: SILVA VINICIUS M AND
 Second name: CHHIM-SILVA AVA
 Address: 45 SCHOOL STREET
 City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map:
 Lot: 3870045 Neigh.: Zone: R15 Vol: 719 Page: 623

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 11-Jun-2018
Resident Land	.34	87,500				Sale price: 341,000
Resident Dwelling	1.00	224,080				Sale valid:
					Values	
Resident Excess	1.54	8,090				Mkt value :
					Cost value: 456,671	
Summary			Utilities		Sales ratios	
Total assessments		319,670	Water	Well	Cost/sale :	1.3392
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		319,670	Gas	None	Assmt/sale:	.9374

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	1.540	7,500	11,550		11,550	8,085
Residual		67,082					
1.880 acres				Total land value		136,550	95,585

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	3
Heating System	01	Hot Water	Family Rooms	
Fuel	01	Oil	Full Baths	3
Attic	99	None	Half Baths	1
Grade	33	C+	Addtn'l fixtures	1
Garage	23	Attached 3 car	Whirlpools	1
Area Over Gar.	99	None	Saunas	
Basement	01	Full	# Living Units	
Bsmt Fin Qual	03	Rec Room W/ Air	M/F stacks	
Air Condition	01	Central Air	W/B stacks	1
Interior Cond	05	Good	W/B openings	1
Exterior Cond	05	Good	Actual Year Built: 1988	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	2,142	328,370
Basement	Full				
Heating	Yes	A/C Yes			9,370
Plumbing	3 F/B	1 H/B	1 Add'l fix.	1 Wh/p	16,500
Attic	None		Attic size:		
Additions					58,674
Other Features		WB Stks	RR		43,088
Sub-Total					456,002
Grade	C+	Factor 1.0800			492,482
CDU		C&D Factor 1.00			492,482
Depreciation		35 %			320,113
Computed cost value @ 70%					224,079

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	794	35,573
P Porches, Patios, Decks	DECK Wood deck	476	12,609
L Living Area	OVER Frame Overhang	12	1,099
L Living Area	BSMT Basement addition	12	221
L Living Area	OVER Frame Overhang	14	1,282
L Living Area	BSMT Basement addition	14	258
L Living Area	OVER Frame Overhang	14	1,282
L Living Area	BSMT Basement addition	14	258
P Porches, Patios, Decks	FOFF Frame open first flo	95	5,788
L Living Area	AIR Air conditioning	100	304
Total additions			58,674

