

Property at 00048 SCHOOL STREET

Prop ID 3870048

Printed 23-Jun-2025 12:49 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: GASKIN JOHN & SAMANTHA
 Second name:
 Address: 48 SCHOOL STREET
 City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map:
 Lot: 3870048 Neigh.: Zone: R15 Vol: 770 Page: 287

Assessments

Assmt category	Qty	Amount
Resident Land	.34	87,500
Resident Dwelling	1.00	140,220

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 16-Dec-2021
 Sale price: 315,000
 Sale valid:

Values

Resident Excess			Mkt value :	Cost value:
.21	1,100			326,886

Summary

Total assessments	228,820
Total exemptions	
Net assessment	228,820

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.0377
 Mkt/sale :
 Assmt/sale: .7264

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	.210	7,500	1,575			1,575	1,103
Residual 9,148								

.550 acres Total land value 126,575 88,603

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	1
Floors	07	Hardwood/Carpet	Bedrooms	3
Heating System	01	Hot Water	Family Rooms	
Fuel	01	Oil	Full Baths	1
Attic	99	None	Half Baths	1
Grade	30	C	Addtn'l fixtures	
Garage	21	Attached 1 car	Whirlpools	
Area Over Gar.	99	None	Saunas	
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	03	Rec Room W/ Air	W/B stacks	1
Air Condition	06	Ductless Split U	W/B openings	1
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1964	

Building Valuation Summary

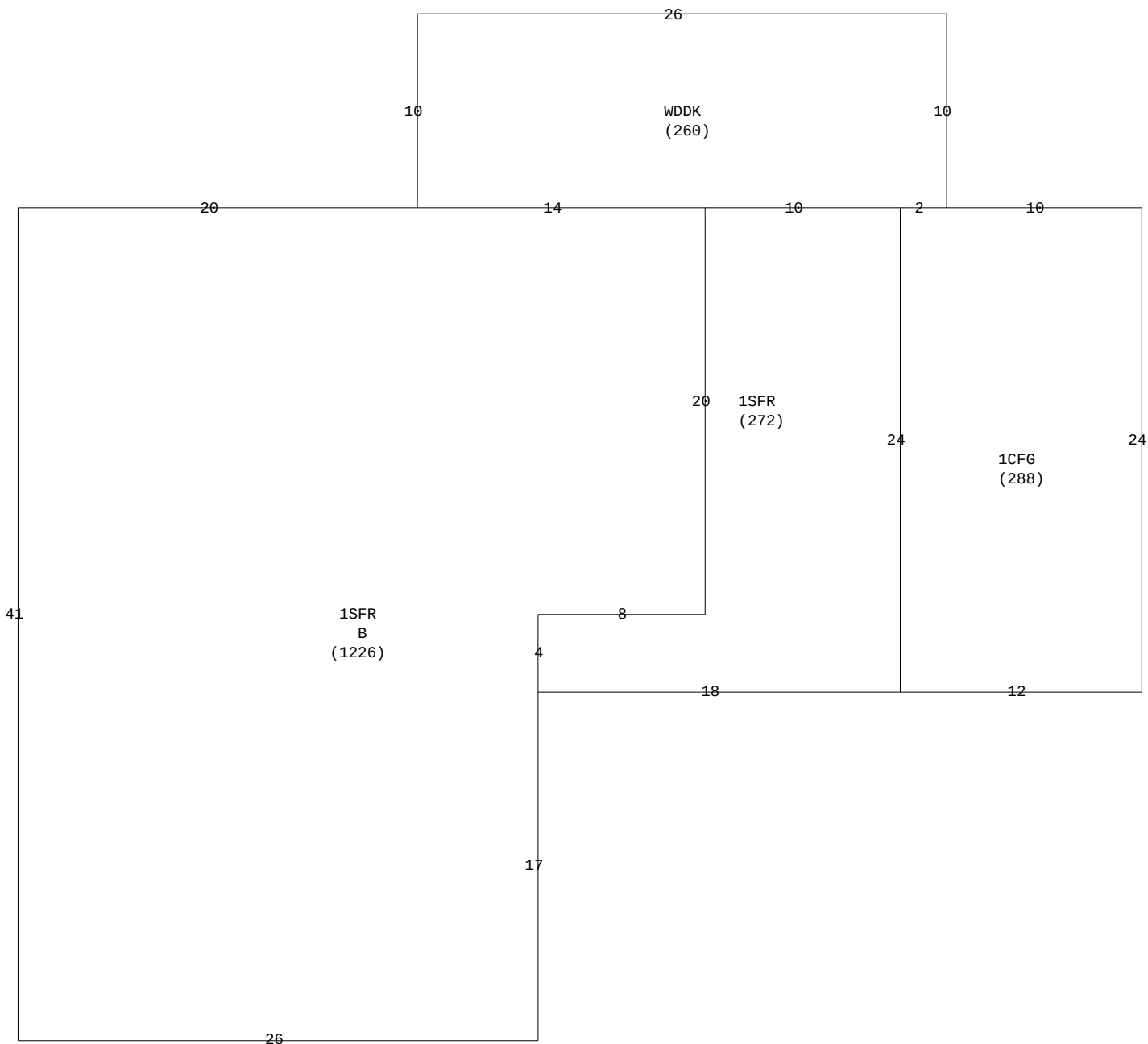
Dwelling	Frame	1 story w/bsmt	Area	207,830
Basement	Full		1,226	
Heating	Yes	A/C Yes		5,970
Plumbing	1 F/B	1 H/B Add'l fix.	Wh/p	3,500
Attic	None	Attic size:	Saunas	
Additions				52,803
Other Features	WB Stks	RR		38,076

Sub-Total		308,179
Grade C	Factor 1.0000	308,179
CDU	C&D Factor 1.00	308,179
Depreciation	35 %	200,316
	Computed cost value @ 70%	140,221

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	272	31,139
G Garages	FR Attached frame LE 65	288	13,950
P Porches, Patios, Decks	DECK Wood deck	260	6,887
L Living Area	AIR Air conditioning	272	827

Total additions 52,803



NAME CHANGE FR JOHN GASKIN F V TO JOHN GASKIN V794 P888 7-1-24