

Property at 00051 SCHOOL STREET

Prop ID 3870051

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## Administrative Information

Owner name: MILLER SCOTT A AND  
 Second name: KAREN L  
 Address: 51 SCHOOL STREET  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 010 Clerk map:  
 Lot: 3870051 Neigh.: Zone: R15 Vol: 356 Page: 530

| Assessments       |      |         | Exemptions |              | Last sale    |                                    |
|-------------------|------|---------|------------|--------------|--------------|------------------------------------|
| Assmt category    | Qty  | Amount  | Exempt     | Cat          | Amount       | Sale date: 21-Sep-1998             |
| Resident Land     | .34  | 87,500  |            |              |              | Sale price: 143,000                |
| Resident Dwelling | 1.00 | 215,360 |            |              |              | Sale valid: Y                      |
|                   |      |         |            |              | Values       |                                    |
| Resident Excess   | 1.46 | 7,670   |            |              |              | Mkt value :<br>Cost value: 443,614 |
| Summary           |      |         | Utilities  |              | Sales ratios |                                    |
| Total assessments |      | 310,530 | Water      | Connecticut  | Cost/sale :  | 3.1022                             |
| Total exemptions  |      |         | Sewer      | Public sewer | Mkt/sale :   |                                    |
| Net assessment    |      | 310,530 | Gas        | None         | Assmt/sale:  | 2.1715                             |

## 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  | 1.460            | 7,500   | 10,950  |           | 10,950  | 7,665     |
| Residual     |     | 63,598           |         |         |           |         |           |
| 1.800 acres  |     | Total land value |         | 135,950 |           | 95,165  |           |

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |       |
|----------------|------|------------------|-------------------------|-------|
| Style          | 17   | Old style        |                         |       |
| Exterior Walls | 08   | Asbestos Shingle |                         |       |
| Roof Material  | 01   | Asphalt Shingles | Story Height 2.0        |       |
| Roof Type      | 01   | Gable            |                         |       |
| Foundation     | 01   | Poured Concrete  | Total Rooms             | 9     |
| Interior Walls | 01   | Plaster          | Garage cars             | 2     |
| Floors         | 01   | Hardwood         | Bedrooms                | 4     |
| Heating System | 01   | Hot Water        | Unfinished area         |       |
| Fuel           | 01   | Oil              | Family Rooms            | 1     |
| Attic          | 99   | None             | Dormer linear f         |       |
| Grade          | 30   | C                | Full Baths              | 2     |
| Garage         | 22   | Attached 2 car   | Masonry trim sf         |       |
| Area Over Gar. | 99   | None             | Half Baths              | 1     |
| Basement       | 01   | Full             | Finish bsmt sz          |       |
| Bsmt Fin Qual  | 01   | Unfinished       | Addtn'l fixtures        | 1     |
| Air Condition  | 01   | Central Air      | Rec Room Size           |       |
| Interior Cond  | 05   | Good             | Living area             | 2,988 |
| Exterior Cond  | 05   | Good             | Whirlpools              |       |
|                |      |                  | # Living Units          | 1     |
|                |      |                  | Saunas                  |       |
|                |      |                  | M/F stacks              |       |
|                |      |                  | W/B stacks              | 1     |
|                |      |                  | W/B openings            | 2     |
|                |      |                  | Actual Year Built: 1890 |       |

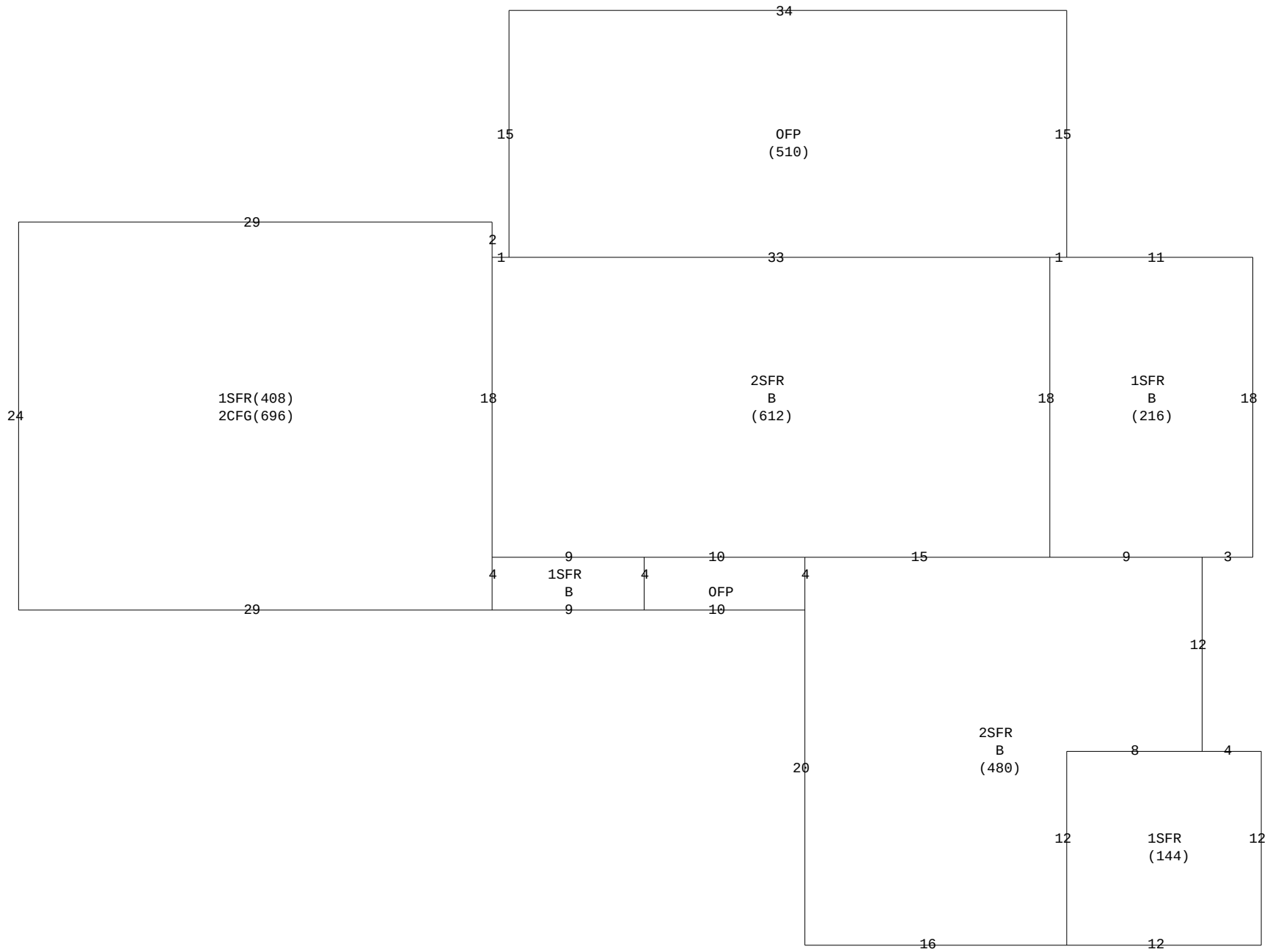
## Building Valuation Summary

|                           |       |                 |              |             |        | Area |         |
|---------------------------|-------|-----------------|--------------|-------------|--------|------|---------|
| Dwelling                  | Frame | 2 story w/bsmt  |              |             |        | 480  | 162,740 |
| Basement                  | Full  |                 |              |             |        |      |         |
| Heating                   | Yes   | A/C Yes         |              |             |        |      | 4,740   |
| Plumbing                  | 2 F/B | 1 H/B           | 1 Add'l fix. | Wh/p        | Saunas |      | 9,000   |
| Attic                     | None  |                 |              | Attic size: |        |      |         |
| Additions                 |       |                 |              |             |        |      | 287,577 |
| Other Features            |       | WB Stks         |              |             |        |      | 9,250   |
| Sub-Total                 |       |                 |              |             |        |      | 473,307 |
| Grade                     | C     | Factor 1.0000   |              |             |        |      | 473,307 |
| CDU                       |       | C&D Factor 1.00 |              |             |        |      | 473,307 |
| Depreciation              |       | 35 %            |              |             |        |      | 307,650 |
| Computed cost value @ 70% |       |                 |              |             |        |      | 215,355 |

## Building additions

| Category                 | Type                      | Area | Value   |
|--------------------------|---------------------------|------|---------|
| L Living Area            | FRFF Frame first floor    | 144  | 16,485  |
| G Garages                | FRL Attached frame GT 65  | 696  | 31,182  |
| L Living Area            | FRUF Frame upper full     | 408  | 34,162  |
| L Living Area            | FRFF Frame first floor    | 612  | 70,062  |
| L Living Area            | FRUF Frame upper full     | 612  | 51,243  |
| L Living Area            | BSMT Basement addition    | 612  | 11,278  |
| L Living Area            | FRFF Frame first floor    | 216  | 24,728  |
| L Living Area            | BSMT Basement addition    | 216  | 3,980   |
| L Living Area            | FRFF Frame first floor    | 36   | 4,121   |
| L Living Area            | BSMT Basement addition    | 36   | 663     |
| P Porches, Patios, Decks | FOFF Frame open first flo | 40   | 2,437   |
| P Porches, Patios, Decks | FOFF Frame open first flo | 510  | 31,072  |
| L Living Area            | AIR Air conditioning      | 408  | 1,240   |
| L Living Area            | AIR Air conditioning      | 612  | 1,860   |
| L Living Area            | AIR Air conditioning      | 612  | 1,860   |
| L Living Area            | AIR Air conditioning      | 216  | 657     |
| L Living Area            | AIR Air conditioning      | 36   | 109     |
| L Living Area            | AIR Air conditioning      | 144  | 438     |
| Total additions          |                           |      | 287,577 |

Scale: 1" = 8.60 feet



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