

Property at 00055 SCHOOL STREET

Prop ID 3870055

Printed 07-Feb-2024 1:24 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: FOLEY CHRISTOPHER P
 Second name:
 Address: 55 SCHOOL STREET
 City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map: 13 027
 Lot: 3870055 Neigh.: Zone: R15 Vol: 715 Page: 242

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 22-Apr-2014
Resident Land	.34	87,500			Sale price: 195,000
Resident Outbldg	1.00	4,200			Sale valid:
Resident Dwelling	1.00	128,840			

Values

Resident Excess	1.70	8,930	Mkt value :	
			Cost value:	327,814

Summary

Total assessments	229,470	Water	Connecticut	Cost/sale :	1.6811
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	229,470	Gas	None	Assmt/sale:	1.1768

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	1.700	7,500	12,750		12,750	8,925
Residual		74,052					

2.040 acres Total land value 137,750 96,425

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	02	Cape	
Exterior Walls	03	Aluminum Siding	
Roof Material	01	Asphalt Shingles	Story Height 1.5
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 7
Interior Walls	02	Drywall	Garage cars 2
Floors	01	Hardwood	Bedrooms 2
Heating System	01	Hot Water	Unfinished area 1
Fuel	01	Oil	Dormer linear f 1
Attic	99	None	Masonry trim sf 1
Grade	33	C+	Finish bsmt sz 1
Garage	99	None	Addn'l fixtures 1
Area Over Gar.	99	None	Rec Room Size 1,436
Basement	01	Full	Living area
Bsmt Fin Qual	01	Unfinished	# Living Units
Air Condition	99	None	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1950

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area 744	186,860
Basement	Full			
Heating	Yes	A/C No		
Plumbing	1 F/B	1 H/B 1 Add'l fix.	Wh/p	Saunas 4,000
Attic	None	Attic size:		
Additions				64,576
Other Features		WB Stks		6,750
Sub-Total				262,186
Grade	C+	Factor 1.0800		283,161
CDU		C&D Factor 1.00		283,161
Depreciation		35 %		184,055
		Computed cost value @ 70%		128,839

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	BPAT Brick/flagstone pati	306	6,978
P Porches, Patios, Decks	FEFF Frame enclosed first	112	10,681
L Living Area	FRFF Frame first floor	32	3,663
P Porches, Patios, Decks	FEFF Frame enclosed first	16	1,526
P Porches, Patios, Decks	F0FF Frame open first flo	48	2,924
L Living Area	FRFF Frame first floor	288	32,971
P Porches, Patios, Decks	FEFF Frame enclosed first	32	3,052
P Porches, Patios, Decks	DECK Wood deck	105	2,781

Total additions 64,576

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	20	20	400	30.00		C	12,000	50	6,000
Utility Shed									
Value at 70%			4,200				Value at 100%		6,000

