

Property at 00060 SCHOOL STREET

Prop ID 3870060

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Administrative Information

Owner name: BOWERS RANDALL S
 Second name:
 Address: 60 SCHOOL STREET
 City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map:
 Lot: 3870060 Neigh.: Zone: R15 Vol: 720 Page: 731

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 02-Jul-2018
Resident Land	.34	87,500	AAA Veteran	1,000	Sale price: 312,000
Resident Dwelling	1.00	182,180	CAB Add Vet	500	Sale valid:
Resident Outbldg	2.00	18,480	DAC Veteran	10,000	
				Values	
Resident Excess	1.03	5,410			Mkt value :
				Sales ratios	
				Cost/sale : 1.3442	
				Mkt/sale :	
				Assmt/sale: .9409	

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	1.030	7,500	7,725		7,725	5,408
Residual		44,867					
						Values	
						Sales ratios	
						Cost/sale : 1.3442	
						Mkt/sale :	
						Assmt/sale: .9409	

1.370 acres

Total land value

132,725

92,908

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	01	Plaster		
Floors	01	Hardwood		
Heating System	01	Hot Water		
Fuel	01	Oil		
Attic	99	None		
Grade	33	C+		
Garage	32	Detached 2 car		
Area Over Gar.	99	None		
Basement	01	Full		
Bsmt Fin Qual	01	Unfinished		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1949

Building Valuation Summary

		Area			
Dwelling	Frame	1 1/2 story w/bsmt	768	190,950	
Basement	Full				
Heating	Yes	A/C Yes		5,510	
Plumbing	2 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		9,000
Additions					158,528
Other Features		WB Stks			6,750
				Sub-Total	
				370,738	
Grade	C+	Factor 1.0800			400,397
CDU		C&D Factor 1.00			400,397
Depreciation		35 %			260,258
				Computed cost value @ 70%	
				182,181	

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	616	70,520
L Living Area	FRUF Frame upper full	616	51,578
P Porches, Patios, Decks	F0FF Frame open first flo	24	1,462
L Living Area	FRFF Frame first floor	30	3,434
P Porches, Patios, Decks	FEFF Frame enclosed first	264	25,176
P Porches, Patios, Decks	DECK Wood deck	240	6,358
		Total additions	
		158,528	

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	24	33	792	55.95		C	44,312	50	22,200
Block Detach Garage									
RS1 Frame	14	20	280	30.00		C	8,400	50	4,200
Utility Shed									
						Value at 70%		Value at 100%	
						18,480		26,400	

