

Property at 00061 SCHOOL STREET

Prop ID 3870061

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

Administrative Information

Owner name: KENNEDY ELIZABETH B
 Second name:
 Address: 61 SCHOOL STREET
 City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map:
 Lot: 3870061 Neigh.: Zone: R15 Vol: 728 Page: 604

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale
Resident Land	.34	87,500			Sale date: 16-May-2019
Resident Dwelling	1.00	146,640			Sale price: 282,000
Resident Outbldg	3.00	7,490			Sale valid:

Values

Assmt category	Qty	Amount	Exempt Cat	Amount	Values
Resident Excess	1.54	8,090			Mkt value :
					Cost value: 356,743

Summary

Summary	Amount	Utilities	Amount	Sales ratios
Total assessments	249,720	Water Connecticut		Cost/sale : 1.2650
Total exemptions		Sewer Septic		Mkt/sale :
Net assessment	249,720	Gas None		Assmt/sale: .8855

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	02	Cape	
Exterior Walls	04	Vinyl Siding	
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	31	Detached 1 car	
Area Over Gar.	99	None	
Basement	01	Full	
Bsmt Fin Qual	03	Rec Room W/ Air	
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	

Actual Year Built: 1936

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	Value
Basement	Full		982	227,390
Heating	Yes	A/C Yes		6,540
Plumbing	2 F/B	1 H/B 1 Add'l fix.	Wh/p	9,000
Attic	None	Attic size:		
Additions				43,450
Other Features		RR		12,029

Sub-Total	Value
Grade C+	298,409
CDU Factor 1.0800	322,282
C&D Factor 1.00	322,282
Depreciation 35 %	209,483
Computed cost value @ 70%	146,638

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	192	5,086
L Living Area	OVER Frame Overhang	60	5,495
L Living Area	FRFF Frame first floor	144	16,485
L Living Area	FRUF Frame upper full	150	12,560
L Living Area	AIR Air conditioning	144	438
L Living Area	AIR Air conditioning	150	456
L Living Area	AIR Air conditioning	60	182
L Living Area	FRFF Frame first floor	24	2,748

Total additions 43,450

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	12	20	240	55.95		C	13,428	50	6,700
Block Detach Garage									
RC1 Carport	12	20	240	21.10		C	5,064	50	2,500
RS1 Frame	10	10	100	30.00		C	3,000	50	1,500
Utility Shed									
Value at 70%			7,490				Value at 100%		10,700

