

Property at 00075 SCHOOL STREET

Prop ID 3870075

Printed 07-Feb-2024 1:25 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: VAGNINI DANIEL &
 Second name: SANCHEZ-MITCHELL ASHLEY
 Address: 75 SCHOOL STREET
 City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map: 20 007
 Lot: 3870075 Neigh.: Zone: R15 Vol: 757 Page: 328

Assessments

Assmt category	Qty	Amount
Resident Land	.34	87,500
Resident Dwelling	1.00	313,600

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 26-Mar-2021
 Sale price: 558,781
 Sale valid:

Values

Mkt value :
 Cost value: 582,471

Summary

Total assessments	407,730
Total exemptions	
Net assessment	407,730

Utilities

Water	None
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.0424
 Mkt/sale :
 Assmt/sale: .7297

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	1.263	7,500	9,473			9,473	6,631
Residual		55,016						

1.603 acres

Total land value

134,473

94,131

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	279,920
Basement	Full with walk		1,080	
Heating	Yes	A/C Yes		8,040
Plumbing	2 F/B	1 H/B 3 Add'l fix.	Wh/p	10,000
Attic	None	Attic size:		
Additions				48,353
Other Features		M Stks		3,000

Sub-Total		349,313
Grade	B+	Factor 1.3500
CDU		C&D Factor 1.00
Depreciation		5 %
		Computed cost value @ 70%
		313,596

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	528	23,314
G Garages	FSF Full-story fin o/gar	266	17,818
L Living Area	AIR Air conditioning	266	809
L Living Area	OVER Frame Overhang	42	3,847
L Living Area	AIR Air conditioning	42	128
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437

Total additions 48,353

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	19	Modern Colonial	
Exterior Walls	04	Vinyl Siding	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	02	Hip	
Foundation	01	Poured Concrete	Total Rooms 7
Interior Walls	02	Drywall	Garage cars 2
Floors	01	Hardwood	Bedrooms 4
Heating System	02	Forced Hot Air	Unfinished area
Fuel	07	Propane Gas	Dormer linear f
Attic	99	None	Masonry trim sf
Grade	43	B+	Half Baths 1
Garage	22	Attached 2 car	Finish bsmt sz
Area Over Gar.	01	Fully Finished	Addn'l fixtures 3
Basement	04	Full with walk-o	Rec Room Size
Bsmt Fin Qual	01	Unfinished	Living area 2,468
Air Condition	01	Central Air	Whirlpools
Interior Cond	05	Good	Saunas
Exterior Cond	05	Good	# Living Units 1
			M/F stacks 1
			W/B stacks
			W/B openings
			Actual Year Built: 2020

Scale: 1" = 6.33 feet

THIS PARCEL CAME OUT OF 144 NEW ROAD 11/08 T/C MAP 08/65
.023 ACRES CONVEYED FR 83 SCHOOL ST (3870083) V738 P94 3-12-20 MAP#20/7

.016 ACRS CONVEYED TO 73 SCHOOL ST (3870073) V738 P95 3-12-20 MAP#20/7