

Property at 00044 STEVENS STREET

Prop ID 4070044

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Administrative Information

Owner name: GRABARCZYK PAULINA M AND
Second name: SULLIVAN BRIAN D
Address: 44 STEVENS STREET
City/state: AVON CT Zip: 06001

-Location Information-

Map: 013 Clerk map:
Lot: 4070044 Neigh.: Zone: R30 Vol: 760 Page: 1139

Assessments

Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 11-Jun-2021
Resident Land	.46	94,500				Sale price: 439,000
Resident Dwelling	1.00	252,850				Sale valid:
Resident Outbldg						Values

-Exemptions-

Exempt	Cat	Amount	Sale date: 11-Jun-2021
			Sale price: 439,000
			Sale valid:

-Last sale-

Sale date:	11-Jun-2021
Sale price:	439,000
Sale valid:	

—Values—

Mkt value :
Cost value: 496,214

Summary

Total assessments	347,350	Water	Well	Cost/sale :	1.1303
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	347,350	Gas	None	Assmt/sale:	.7912

—Utilities—

Water	Well	Cost/sale :	1.1303
Sewer	Septic	Mkt/sale :	
Gas	None	Assmt/sale:	.7912

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.460	135,000	135,000		135,000	94,500
Primary Site		20,038					

.460 acres	Total land value	135,000	94,500
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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	01	Gable				
Foundation	01	Poured Concrete	Total Rooms	8	Garage cars	2
Interior Walls	02	Drywall	Bedrooms	4	Unfinished area	
Floors	07	Hardwood/Carpet	Family Rooms	1	Dormer linear f	
Heating System	02	Forced Hot Air	Full Baths	2	Masonry trim sf	
Fuel	01	Oil	Half Baths	1	Finish bsmt sz	
Attic	99	None	Addn'l fixtures	1	Rec Room Size	
Grade	43	B+	Whirlpools	1	Living area	2,370
Garage	22	Attached 2 car	Saunas		# Living Units	1
Area Over Gar.	01	Fully Finished	M/F stacks			
Basement	01	Full	W/B stacks	1		
Bsmt Fin Qual	01	Unfinished	W/B openings	1		
Air Condition	01	Central Air				
Interior Cond	05	Good				
Exterior Cond	05	Good	Actual Year Built: 2004			

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt				Area	
Basement	Full					840	233,050
Heating	Yes	A/C	Yes				6,720
Plumbing	2 F/B	1 H/B	1 Add'l fix.	1 Wh/p	Saunas		11,500
Attic	None	Attic size:					
Additions							98,736
Other Features	WB Stks						6,750

Sub-Total			356,756
Grade	B+	Factor 1.3500	481,621
CDU		C&D Factor 1.00	481,621
Depreciation		25 %	361,216
		Computed cost value @ 70%	252,851

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	462	20,739
G Garages	FSF Full-story fin o/gar	374	25,052
L Living Area	AIR Air conditioning	374	1,137
L Living Area	BSMT Basement addition	286	5,270
L Living Area	FRFF Frame first floor	286	32,742
L Living Area	AIR Air conditioning	286	869
P Porches, Patios, Decks	DECK Wood deck	225	5,960
L Living Area	FRFF Frame first floor	14	1,603
L Living Area	OVER Frame Overhang	16	1,465
P Porches, Patios, Decks	FOFF Frame open first flo	64	3,899

Total additions	98,736
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Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
Value at 70%							Value at 100%		

