

Property at 00045 STEVENS STREET

Prop ID 4070045

Printed 07-Feb-2024 2:34 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: LUMANI LIXHAN M & FLORA
 Second name:
 Address: 45 STEVENS STREET
 City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map:
 Lot: 4070045 Neigh.: Zone: R30 Vol: 747 Page: 764

Assessments

Assmt category	Qty	Amount
Resident Land	.46	94,500
Resident Dwelling	1.00	174,530
Resident Outbldg	1.00	1,260

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 09-Oct-2020
 Sale price: 295,000
 Sale valid:

Values

Mkt value :
 Cost value: 386,129

Summary

Total assessments	270,290
Total exemptions	
Net assessment	270,290

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.3089
 Mkt/sale :
 Assmt/sale: .9162

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

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	08	Raised Ranch		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	01	Hardwood		
Heating System	05	Electric B/B		
Fuel	03	Electric		
Attic	99	None		
Grade	33	C+		
Garage	12	Basement 2 car		
Area Over Gar.	01	Fully Finished		
Basement	01	Full		
Bsmt Fin Qual	05	Living Area W/ A		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1967

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,248	210,730
Basement	Full				
Heating	Yes	A/C Yes			6,050
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		3,500
Additions					101,359
Other Features		RR	Bsmt Gar		33,524
Sub-Total					355,163
Grade	C+	Factor 1.0800			383,576
CDU		C&D Factor 1.00			383,576
Depreciation		35 %			249,324
Computed cost value @ 70%					174,527

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	320	36,634
P Porches, Patios, Decks	DECK Wood deck	280	7,417
L Living Area	FRFF Frame first floor	224	25,644
L Living Area	OVER Frame Overhang	48	4,396
P Porches, Patios, Decks	FOFF Frame open first flo	24	1,462
L Living Area	BSMT Basement addition	320	5,897
L Living Area	BSMT Basement addition	224	4,128
L Living Area	AIR Air conditioning	224	681
L Living Area	AIR Air conditioning	320	973
L Living Area	AIR Air conditioning	48	146
P Porches, Patios, Decks	BPAT Brick/flagstone pati	578	13,181
P Porches, Patios, Decks	UTIL Utility building	28	800

Total additions 101,359

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	11	11	121	30.00	1999	C	3,630	50	1,800
Utility Shed									
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