

Property at 00090 STONY CORNERS CIRCLE

Prop ID 4120090

Printed 15-Oct-2025 9:18 AM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: LOHNER JULIA A  
Second name:  
Address: 90 STONY CORNERS CIRCLE  
City/state: AVON CT Zip: 06001

## Location Information

Map: 019 Clerk map:  
Lot: 4120090 Neigh.: Zone: R40 Vol: 153 Page: 0010

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .92  | 115,500 |
| Resident Dwelling | 1.00 | 252,600 |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date:  
Sale price:  
Sale valid:  
Values  
Mkt value :  
Cost value: 528,186

## Summary

|                   |         |
|-------------------|---------|
| Total assessments | 369,730 |
| Total exemptions  |         |
| Net assessment    | 369,730 |

## Utilities

| Water | Well   |
|-------|--------|
|       |        |
| Sewer | Septic |
| Gas   | None   |

## Sales ratios

Cost/sale :  
Mkt/sale :  
Assmt/sale:

## Land Information

| Type         | Use    | Acres/SqFt | Rate    | Total   | Infl Fact | Value   | 70% Value |
|--------------|--------|------------|---------|---------|-----------|---------|-----------|
| PRIM         | 11     | .920       | 165,000 | 165,000 |           | 165,000 | 115,500   |
| Primary Site | 40,075 |            |         |         |           |         |           |
| RES          | 12     | .310       | 7,500   | 2,325   |           | 2,325   | 1,628     |
| Residual     | 13,504 |            |         |         |           |         |           |

1.230 acres

Total land value

167,325

117,128

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |   |
|----------------|------|------------------|-------------------------|---|
| Style          | 04   | Colonial         |                         |   |
| Exterior Walls | 01   | Clapboards       |                         |   |
| Roof Material  | 01   | Asphalt Shingles | Story Height 2.0        |   |
| Roof Type      | 01   | Gable            |                         |   |
| Foundation     | 01   | Poured Concrete  | Total Rooms             | 9 |
| Interior Walls | 02   | Drywall          | Bedrooms                | 5 |
| Floors         | 01   | Hardwood         | Family Rooms            | 1 |
| Heating System | 06   | Heat Pump        | Full Baths              | 3 |
| Fuel           | 07   | Propane Gas      | Half Baths              | 1 |
| Attic          | 99   | None             | Addtn'l fixtures        |   |
| Grade          | 40   | B                | Whirlpools              |   |
| Garage         | 22   | Attached 2 car   | Saunas                  |   |
| Area Over Gar. | 99   | None             | M/F stacks              |   |
| Basement       | 01   | Full             | W/B stacks              | 2 |
| Bsmt Fin Qual  | 02   | Rec Room w/o air | W/B openings            | 2 |
| Air Condition  | 01   | Central Air      |                         |   |
| Interior Cond  | 05   | Good             |                         |   |
| Exterior Cond  | 05   | Good             | Actual Year Built: 1966 |   |

## Building Valuation Summary

| Dwelling       | Frame      | 2 story w/bsmt | Area<br>1,008 | 265,860 |
|----------------|------------|----------------|---------------|---------|
| Basement       | Full       |                |               |         |
| Heating        | Yes        | A/C Yes        |               | 7,650   |
| Plumbing       | 3 F/B      | 1 H/B          | Add'l fix.    | Wh/p    |
| Attic          | None       |                | Attic size:   | Saunas  |
| Additions      |            |                |               | 117,637 |
| Other Features | Mason Trim | WB Stks        | RR            | 35,962  |

|              |   |                           |  |         |
|--------------|---|---------------------------|--|---------|
| Sub-Total    |   |                           |  | 440,609 |
| Grade        | B | Factor 1.2600             |  | 555,167 |
| CDU          |   | C&D Factor 1.00           |  | 555,167 |
| Depreciation |   | 35 %                      |  | 360,859 |
|              |   | Computed cost value @ 70% |  | 252,601 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| P Porches, Patios, Decks | BPAT Brick/flagstone pati | 240  | 5,473  |
| P Porches, Patios, Decks | UTIL Utility building     | 104  | 2,971  |
| P Porches, Patios, Decks | F0FF Frame open first flo | 72   | 4,387  |
| G Garages                | FR Attached frame LE 65   | 484  | 21,597 |
| L Living Area            | FRFF Frame first floor    | 384  | 43,961 |
| L Living Area            | FRUF Frame upper full     | 384  | 32,152 |
| L Living Area            | OVER Frame Overhang       | 16   | 1,465  |
| L Living Area            | OVER Frame Overhang       | 36   | 3,297  |
| L Living Area            | AIR Air conditioning      | 384  | 1,167  |
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Total additions 117,637

