

Property at 00021 YORKSHIRE LANE

Prop ID 4750021

Printed 07-Feb-2024 7:58 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: NIKIRK CHRISTOPHER L & JENNA R
Second name:
Address: 21 YORKSHIRE LANE
City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
Lot: 4750021 Neigh.: Zone: R30 Vol: 731 Page: 229

Assessments

Assmt category	Qty	Amount
Resident Land	.69	94,500
Resident Dwelling	1.00	154,870
Resident Outbldg	1.00	980

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 12-Aug-2019
Sale price: 315,000
Sale valid:

Values

Mkt value :
Cost value: 359,500

Summary

Total assessments	251,650
Total exemptions	
Net assessment	251,650

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.1413
Mkt/sale :
Assmt/sale: .7989

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.690	135,000	135,000			135,000	94,500
Primary Site		30,056						
OPEN	51	.370	5,000	1,850			1,850	1,295
Open		16,117						

1.060 acres

Total land value

136,850

95,795

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	02	Natural Gas	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	33	C+	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	03	Partial	M/F stacks	1
Basement	01	Full	W/B stacks	
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1984	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	652	196,330
Basement	Full				
Heating	Yes	A/C Yes			5,680
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	8,500
Attic	None		Attic size:		
Additions					96,132
Other Features		M Stks RR			8,514
Sub-Total					315,156
Grade	C+		Factor 1.0800		340,368
CDU			C&D Factor 1.00		340,368
Depreciation			35 %		221,239
Computed cost value @ 70%					154,867

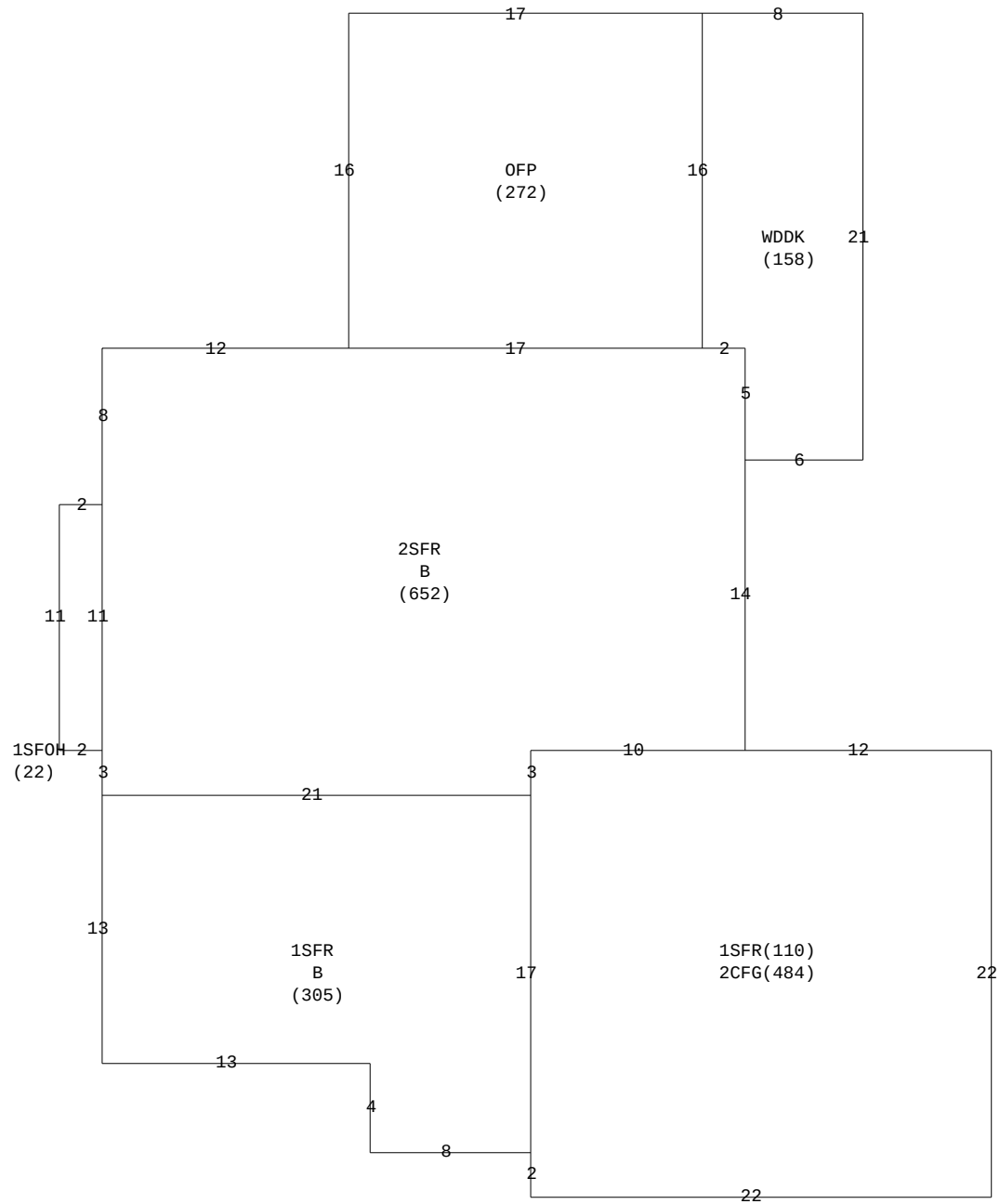
Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	22	2,015
P Porches, Patios, Decks	DECK Wood deck	158	4,185
G Garages	FR Attached frame LE 65	484	21,597
L Living Area	FRUF Frame upper full	110	9,210
L Living Area	FRFF Frame first floor	305	34,917
L Living Area	BSMT Basement addition	305	5,621
L Living Area	OVER Frame Overhang	22	2,015
P Porches, Patios, Decks	FOFF Frame open first flo	272	16,572

Total additions 96,132

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	8	96	30.00		C	2,880	50	1,400
Utility Shed									
Value at 70%			980	Value at 100%			1,400		



1 STORY FRAME OVER 2 CAR GARAGE IS 110 SQ. FT.
AFFDVT JENNA F NIKIRK S/B JENNS R NIKIRK V 764 P 455 8-16-2021