

Property at 00014 MICHELLE LANE

Prop ID 4780014

Printed 06-Sep-2024 2:41 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MCCARTHY ANDREW & DANIELLE
 Second name:
 Address: 14 MICHELLE LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 028 Clerk map: 93 033
 Lot: 4780014 Neigh.: Zone: R30 Vol: 796 Page: 785

Assessments

Assmt category	Qty	Amount
Resident Land	.69	122,500
Resident Dwelling	1.00	340,520
Resident Outbldg	3.00	32,270

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 30-Aug-2024
 Sale price: 930,000
 Sale valid:

Values

Mkt value :
 Cost value: 712,714

Summary

Total assessments	498,900
Total exemptions	
Net assessment	498,900

Utilities

Water	Connecticut
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : .7664
 Mkt/sale :
 Assmt/sale: .5365

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.690	175,000	175,000			175,000	122,500
Primary Site		30,056						
RES	12	.687	7,500	5,153			5,153	3,607
Residual		29,926						

1.377 acres

Total land value

180,153

126,107

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	02	Hip		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	07	Hardwood/Carpet		
Heating System	02	Forced Hot Air		
Fuel	02	Natural Gas		
Attic	99	None		
Grade	43	B+		
Garage	23	Attached 3 car		
Area Over Gar.	01	Fully Finished		
Basement	04	Full with walk-o		
Bsmt Fin Qual	03	Rec Room W/ Air		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1994

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,769	414,470
Basement	Full with walk				
Heating	Yes	A/C Yes			11,840
Plumbing	3 F/B	1 H/B	4 Add'l fix.	1 Wh/p	Saunas
Attic	None		Attic size:		18,000
Additions					74,759
Other Features		WB Stks M Stks RR			35,305
Sub-Total					554,374
Grade	B+	Factor 1.3500			748,405
CDU		C&D Factor 1.00			748,405
Depreciation		35 %			486,463
Computed cost value @ 70%					340,524

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	810	36,290
G Garages	FSF Full-story fin o/gar	210	14,067
L Living Area	AIR Air conditioning	210	638
L Living Area	FRFF Frame first floor	20	2,290
L Living Area	OVER Frame Overhang	78	7,144
L Living Area	AIR Air conditioning	78	237
P Porches, Patios, Decks	DECK Wood deck	532	14,093

Total additions 74,759

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	20	38	760	110.5	1995	C	84,018	50	42,000
RS1 Frame Utility Shed	8	12	96	30.00	2005	C	2,880	50	1,400
RS1 Frame Utility Shed	10	18	180	30.00	2013	C	5,400	50	2,700
Value at 70%					32,270	Value at 100%			46,100

