

Property at 00008 LANCASTER COURT 6308 Prop ID 5170008 Printed 03-Jul-2025 3:37 PM Design and Layout (C) Right/Angles

Administrative Information
Owner name: MAGARY SUSAN B TRUSTEE
Second name:
Address: 8 LANCASTER COURT
City/state: AVON CT Zip: 06001

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	2,585	594,550
Basement	Full				
Heating	Yes	A/C Yes			
Plumbing	2 F/B	1 H/B 2 Add'l fix.	1 Wh/p	Saunas	
Attic	None	Attic size:			
Additions					
Other Features		M Stks			
Sub-Total					594,550
Grade					Factor 594,550
CDU					C&D Factor 1.00 594,550
Depreciation					% 594,550
					Computed cost value @ 70% 416,185

Location Information			Map: 043 Clerk map:			Lot: 5170008 Neigh.: HR Zone: Vol: 804 Page: 422		
Assessments			Exemptions			Last sale		
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 17-Jun-2025		
Resident Condo	1.00	416,190				Sale price: 550,000		
						Sale valid:		
						Values		
						Mkt value :		
						Cost value: 594,557		
Summary			Utilities			Sales ratios		
Total assessments		416,190	Water	Connecticut		Cost/sale : 1.0810		
Total exemptions			Sewer	Public sewer		Mkt/sale :		
Net assessment		416,190	Gas	CNG		Assmt/sale: .7567		

Building additions

Category	Type	Area	Value
Total additions			

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	16	Condominium	HUNTER'S RUN	05 PENDLETON
Exterior Walls	01	Clapboards	Story Height 2.0	
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6 Garage cars 2
Interior Walls	02	Drywall	Bedrooms	2 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	02	Natural Gas	Half Baths	1 Finish bsmt sz
Attic	99	None	Addtn'l fixtures	2 Rec Room Size
Grade		Unknown	Whirlpools	1 Living area 2,585
Garage	22	Attached 2 car	Saunas	# Living Units 1
Area Over Gar.		Unknown	M/F stacks	1
Basement	01	Full	W/B stacks	
Bsmt Fin Qual	01	Unfinished	W/B openings	
Air Condition	01	Central Air	Actual Year Built: 2002	
Interior Cond	06	Very Good		
Exterior Cond	06	Very Good		

No sketch for this property