

Property at 00003 CLEARWATER COURT

44

Prop ID 5360003

Printed 06-Apr-2026 1:13 PM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: LITRELL TIMOTHY & SABRINA  
 Second name:  
 Address: 3 CLEARWATER COURT  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 011 Clerk map:  
 Lot: 5360003 Neigh.: Zone: R40 Vol: 813 Page: 530

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .92  | 140,000 |
| Resident Excess   | .26  | 1,370   |
| Resident Dwelling | 1.00 | 508,300 |

## Exemptions

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

## Last sale

Sale date: 31-Mar-2026  
 Sale price: 1,195,000  
 Sale valid:

## Values

Mkt value :  
 Cost value: 928,100

## Summary

|                   |         |
|-------------------|---------|
| Total assessments | 649,670 |
| Total exemptions  |         |
| Net assessment    | 649,670 |

## Utilities

| Water | Connecticut  |
|-------|--------------|
| Sewer | Public sewer |
| Gas   | CNG          |

## Sales ratios

Cost/sale : .7767  
 Mkt/sale :  
 Assmt/sale: .5437

## Land Information

| Type         | Use | Acres/SqFt | Rate    | Total   | Infl | Fact | Value   | 70% Value |
|--------------|-----|------------|---------|---------|------|------|---------|-----------|
| PRIM         | 11  | .920       | 200,000 | 200,000 |      |      | 200,000 | 140,000   |
| Primary Site |     | 40,075     |         |         |      |      |         |           |
| RES          | 12  | .260       | 7,500   | 1,950   |      |      | 1,950   | 1,365     |
| Residual     |     | 11,326     |         |         |      |      |         |           |

1.180 acres

Total land value

201,950

141,365

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |     |
|----------------|------|------------------|-------------------------|-----|
| Style          | 19   | Modern 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          | Garage cars             | 3   |
| Floors         | 07   | Hardwood/Carpet  | Bedrooms                | 4   |
| Heating System | 02   | Forced Hot Air   | Unfinished area         |     |
| Fuel           | 02   | Natural Gas      | Family Rooms            | 1   |
| Attic          | 01   | Fully Finished   | Dormer linear f         |     |
| Grade          | 50   | A                | Full Baths              | 3   |
| Garage         | 23   | Attached 3 car   | Masonry trim sf         | 800 |
| Area Over Gar. | 01   | Fully Finished   | Half Baths              | 2   |
| Basement       | 01   | Full             | Finish bsmt sz          |     |
| Bsmt Fin Qual  | 03   | Rec Room W/ Air  | Addtn'l fixtures        | 3   |
| Air Condition  | 01   | Central Air      | Whirlpools              | 1   |
| Interior Cond  | 05   | Good             | Saunas                  |     |
| Exterior Cond  | 05   | Good             | # Living Units          | 1   |
|                |      |                  | M/F stacks              |     |
|                |      |                  | W/B stacks              | 1   |
|                |      |                  | W/B openings            | 1   |
|                |      |                  | Actual Year Built: 2003 |     |

## Building Valuation Summary

|                |                |                |                 |         |
|----------------|----------------|----------------|-----------------|---------|
| Dwelling       | Frame          | 2 story w/bsmt | Area<br>1,672   | 395,530 |
| Basement       | Full           |                |                 |         |
| Heating        | Yes            | A/C Yes        |                 | 11,300  |
| Plumbing       | 3 F/B          | 2 H/B          | 3 Add'l fix.    | 1 Wh/p  |
| Attic          | Fully Finished |                | Attic size: 644 | Saunas  |
| Additions      |                |                |                 | 21,000  |
| Other Features | Mason Trim     | WB Stks        | RR              | 21,383  |
|                |                |                |                 | 147,604 |
|                |                |                |                 | 27,819  |

|              |   |                           |         |
|--------------|---|---------------------------|---------|
| Sub-Total    |   |                           | 624,636 |
| Grade        | A | Factor 1.5500             | 968,186 |
| CDU          |   | C&D Factor 1.00           | 968,186 |
| Depreciation |   | 25 %                      | 726,140 |
|              |   | Computed cost value @ 70% | 508,298 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| G Garages                | FRL Attached frame GT 65  | 850  | 38,082 |
| G Garages                | FSF Full-story fin o/gar  | 720  | 48,228 |
| L Living Area            | AIR Air conditioning      | 720  | 2,189  |
| P Porches, Patios, Decks | FOFF Frame open first flo | 56   | 3,412  |
| P Porches, Patios, Decks | FOFF Frame open first flo | 112  | 6,824  |
| L Living Area            | BSMT Basement addition    | 210  | 3,870  |
| L Living Area            | FRFF Frame first floor    | 210  | 24,041 |
| L Living Area            | AIR Air conditioning      | 210  | 638    |
| L Living Area            | BSMT Basement addition    | 84   | 1,548  |
| L Living Area            | FRFF Frame first floor    | 84   | 9,616  |
| L Living Area            | AIR Air conditioning      | 84   | 255    |
| P Porches, Patios, Decks | DECK Wood deck            | 336  | 8,901  |

Total additions 147,604

