

Property at 00005 LARKSPUR LANE

11

Prop ID 6030005

Printed 08-Feb-2024 9:41 AM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: CRECCO STEVEN A &  
Second name: CRECCO MARGARET B  
Address: 5 LARKSPUR LANE  
City/state: AVON CT Zip: 06001

## Location Information

Map: 041 Clerk map:  
Lot: 6030005 Neigh.: FM Zone: Vol: 623 Page: 171

## Assessments

| Assmt category | Qty  | Amount  |
|----------------|------|---------|
| Resident Condo | 1.00 | 280,900 |

## Exemptions

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

## Last sale

Sale date: 07-Apr-2011  
Sale price: 300,000  
Sale valid:

## Values

Mkt value :  
Cost value: 401,286

## Summary

|                   |         |
|-------------------|---------|
| Total assessments | 280,900 |
| Total exemptions  |         |
| Net assessment    | 280,900 |

## Utilities

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

## Sales ratios

Cost/sale : 1.3376  
Mkt/sale :  
Assmt/sale: .9363

## Building Valuation Summary

|                |       |                         |               |         |
|----------------|-------|-------------------------|---------------|---------|
| Dwelling       | Frame | 1 1/2 story w/bsmt      | Area<br>2,293 | 401,280 |
| Basement       | Full  |                         |               |         |
| Heating        | Yes   | A/C Yes                 |               |         |
| Plumbing       | 3 F/B | H/B 1 Add'l fix. 1 Wh/p | Saunas        |         |
| Attic          | None  | Attic size:             |               |         |
| Additions      |       |                         |               |         |
| Other Features |       |                         |               |         |

|              |                           |         |
|--------------|---------------------------|---------|
| Sub-Total    |                           | 401,280 |
| Grade        | Factor                    | 401,280 |
| CDU          | C&D Factor 1.00           | 401,280 |
| Depreciation | %                         | 401,280 |
|              | Computed cost value @ 70% | 280,896 |

## Building additions

| Category | Type | Area | Value |
|----------|------|------|-------|
|----------|------|------|-------|

Total additions

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |                     |
|----------------|------|------------------|-------------------------|---------------------|
| Style          | 16   | Condominium      | FOREST MEWS             | 01 BEDFORD          |
| Exterior Walls | 04   | Vinyl Siding     | Story Height 1.5        |                     |
| Roof Material  | 01   | Asphalt Shingles |                         |                     |
| Roof Type      | 01   | Gable            |                         |                     |
| Foundation     | 01   | Poured Concrete  | Total Rooms             | 6 Garage cars 2     |
| Interior Walls | 02   | Drywall          | Bedrooms                | 3 Unfinished area   |
| Floors         | 07   | Hardwood/Carpet  | Family Rooms            | Dormer linear f     |
| Heating System | 02   | Forced Hot Air   | Full Baths              | 3 Masonry trim sf   |
| Fuel           | 02   | Natural Gas      | Half Baths              | Finish bsmt sz      |
| Attic          | 99   | None             | Addtn'l fixtures        | 1 Rec Room Size     |
| Grade          |      | Unknown          | Whirlpools              | 1 Living area 2,293 |
| Garage         | 22   | Attached 2 car   | Saunas                  | # Living Units 1    |
| Area Over Gar. | 99   | None             | M/F stacks              |                     |
| 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

NAME CHANGE FROM VONSCHNEDEN TO CRECCO V 628 P 499 8/29/11  
ALSO SEE NAME CHANGE V 657 P 067 3/8/13