

Property at 00007 BLUESTONE LANE

Prop ID 6150007

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Administrative Information

Owner name: MAHONEY DONALD C & WENDY L
 Second name:
 Address: 7 BLUESTONE LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 022 Clerk map:
 Lot: 6150007 Neigh.: Zone: R30 Vol: 593 Page: 063

Assessments

Assmt category	Qty	Amount
Resident Land	.69	122,500
Resident Dwelling	1.00	457,980

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 10-Jul-2009
 Sale price: 785,000
 Sale valid:

Values

Mkt value :
 Cost value: 829,257

Summary

Total assessments	580,480
Total exemptions	
Net assessment	580,480

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.0564
 Mkt/sale :
 Assmt/sale: .7395

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						

.690 acres Total land value 175,000 122,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	5
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	07	Propane Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	47	A-	Full Baths	5
Garage	23	Attached 3 car	Half Baths	2
Area Over Gar.	01	Fully Finished	Finish bsmt sz	
Basement	01	Full	Addn'l fixtures	2
Bsmt Fin Qual	01	Unfinished	Rec Room Size	
Air Condition	01	Central Air	Living area	4,326
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Saunas	
			# Living Units	1
			M/F stacks	1
			W/B stacks	1
			W/B openings	1
Actual Year Built: 2004				

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,283	319,560
Basement	Full			
Heating	Yes	A/C Yes		9,160
Plumbing	5 F/B	2 H/B 2 Add'l fix.	1 Wh/p	Saunas 30,500
Attic	None	Attic size:		
Additions				232,646
Other Features		WB Stks M Stks		9,750
Sub-Total				601,616
Grade	A-	Factor 1.4500		872,343
CDU		C&D Factor 1.00		872,343
Depreciation		25 %		654,257
Computed cost value @ 70%				457,980

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	940	42,114
G Garages	FSF Full-story fin o/gar	750	50,238
L Living Area	AIR Air conditioning	750	2,280
L Living Area	BSMT Basement addition	154	2,838
L Living Area	FRFF Frame first floor	154	17,630
L Living Area	AIR Air conditioning	154	468
P Porches, Patios, Decks	DECK Wood deck	294	7,788
L Living Area	BSMT Basement addition	712	13,121
L Living Area	FRFF Frame first floor	712	81,510
L Living Area	FRUF Frame upper full	144	12,057
L Living Area	AIR Air conditioning	712	2,164
L Living Area	AIR Air conditioning	144	438

Total additions 232,646

