

Property at 00011 LINDEN LANE

Prop ID 6370011

Printed 08-Feb-2024 10:55 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: DOWNER ANDREW A & CLARE P
 Second name:
 Address: 11 LINDEN LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
 Lot: 6370011 Neigh.: Zone: R40 Vol: 679 Page: 373

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 21-Oct-2014
Resident Land	.92	140,000				Sale price: 340,000
Resident Excess	.05	260				Sale valid:
Resident Dwelling	1.00	530,420				Values
Resident Outbldg	1.00	15,190				Mkt value :
						Cost value: 979,814
Summary			Utilities		Sales ratios	
Total assessments	685,870		Water	Connecticut	Cost/sale :	2.8818
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	685,870		Gas	CNG	Assmt/sale:	2.0173

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	.050	7,500	375			375	263
Residual	2,178							
		.970 acres	Total land value				200,375	140,263

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
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	99	None	Dormer linear f	
Grade	43	B+	Full Baths	4
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	1
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	1,500
Interior Cond	05	Good	Living area	3,453
Exterior Cond	05	Good	Whirlpools	1
			# Living Units	1
			M/F stacks	1
			W/B stacks	
			W/B openings	
			Actual Year Built: 2015	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	2,829	418,780
Basement	Full with walk				
Heating	Yes	A/C Yes			11,920
Plumbing	4 F/B	1 H/B	2 Add'l fix.	1 Wh/p	Saunas
Attic	None		Attic size:		22,000
Additions					130,369
Other Features		M Stks RR			40,592
Sub-Total					623,661
Grade	B+	Factor 1.3500			841,942
CDU		C&D Factor 1.00			841,942
Depreciation		10 %			757,748
		Computed cost value @ 70%			530,424

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	1,118	50,089
P Porches, Patios, Decks	FOFF Frame open first flo	222	13,526
P Porches, Patios, Decks	DECK Wood deck	476	12,609
L Living Area	FRUF Frame upper full	624	52,248
L Living Area	AIR Air conditioning	624	1,897
Total additions			130,369

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	14	28	392	110.5	2016	C	43,336	50	21,700
Value at 70%			15,190				Value at 100%		21,700

