

Property at 00001 QUINNS COURT

Prop ID 6490001

Printed 08-Feb-2024 11:12 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: LEE MATTHEW B &
Second name: LEE SARAH A GOLDSTEIN TTEES
Address: 1 QUINNS COURT
City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map: 14 019
Lot: 6490001 Neigh.: Zone: R30 Vol: 769 Page: 897

Assessments

Assmt category	Qty	Amount
Resident Land	.43	122,500
Resident Dwelling	1.00	442,240

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 17-Jun-2016
Sale price: 180,000
Sale valid:

Values

Mkt value :
Cost value: 806,771

Summary

Total assessments	564,740
Total exemptions	
Net assessment	564,740

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 4.4821
Mkt/sale :
Assmt/sale: 3.1374

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.432	175,000	175,000			175,000	122,500
Primary Site		18,818						

.432 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	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	3
Floors	01	Hardwood	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	12	Natural Gas	Family Rooms	1
Attic	99	None	Full Baths	4
Grade	47	A-	Half Baths	1
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Addn'l fixtures	3
Basement	01	Full	Rec Room Size	1,050
Bsmt Fin Qual	03	Rec Room W/ Air	Whirlpools	1
Air Condition	01	Central Air	Living area	3,140
Interior Cond	05	Good	Saunas	
Exterior Cond	05	Good	# Living Units	1
			M/F stacks	1
			W/B stacks	
			W/B openings	
			Actual Year Built: 2015	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,448	351,780
Basement	Full				
Heating	Yes	A/C Yes			10,070
Plumbing	4 F/B	1 H/B	3 Add'l fix.	1 Wh/p	22,500
Attic	None		Attic size:		
Additions					70,451
Other Features		M Stks RR			29,314

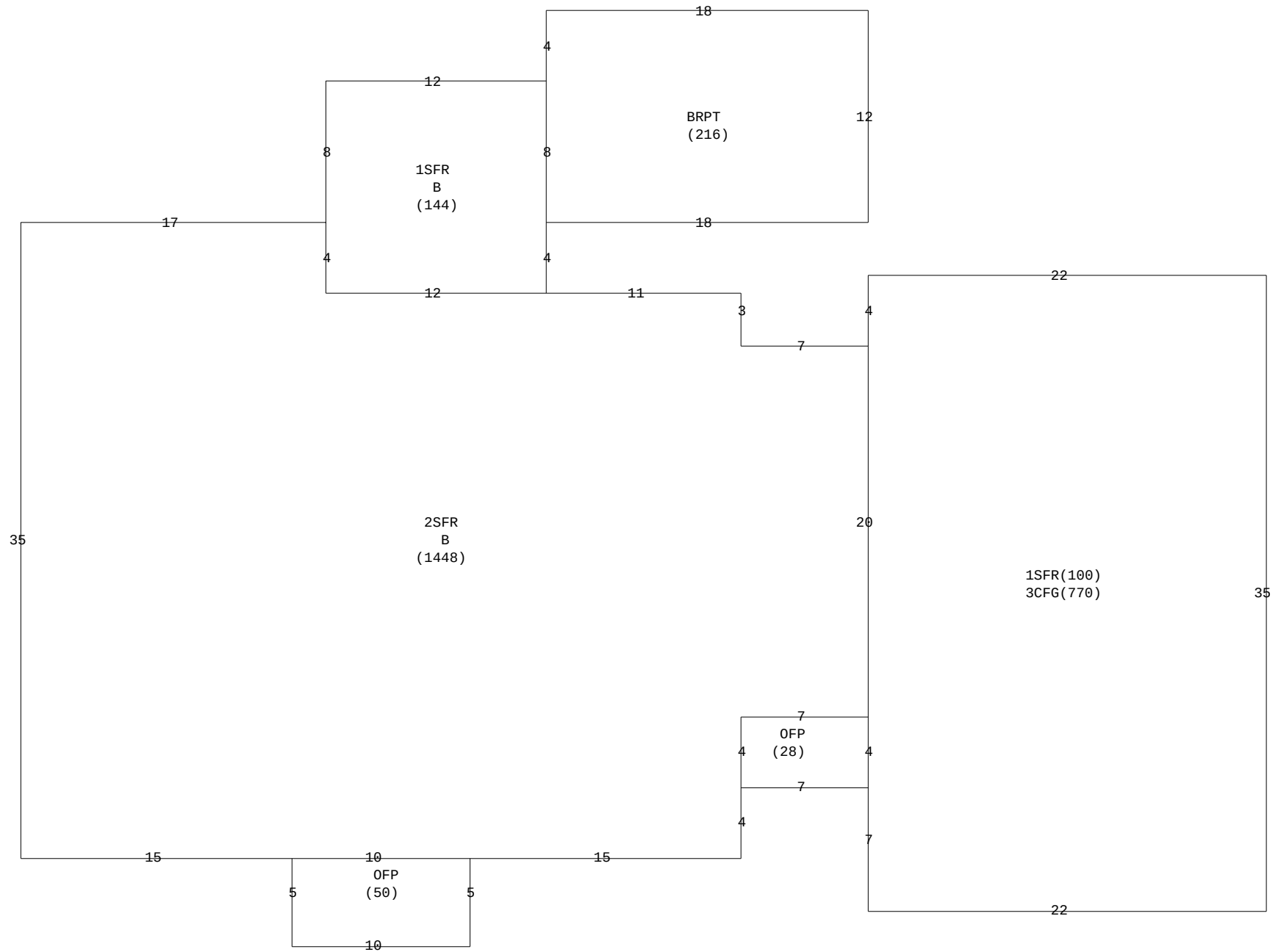
Sub-Total				484,115
Grade	A-	Factor 1.4500		701,967
CDU		C&D Factor 1.00		701,967
Depreciation		10 %		631,770
		Computed cost value @ 70%		442,239

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	770	34,498
G Garages	FSF Full-story fin o/gar	100	6,698
L Living Area	BSMT Basement addition	144	2,654
L Living Area	FRFF Frame first floor	144	16,485
L Living Area	AIR Air conditioning	144	438
P Porches, Patios, Decks	BPAT Brick/flagstone pati	216	4,926
P Porches, Patios, Decks	FOFF Frame open first flo	50	3,046
P Porches, Patios, Decks	FOFF Frame open first flo	28	1,706

Total additions 70,451

Scale: 1" = 7.84 feet



THE LEE LVG TRST U/A DTD 11-23-21 V 769 P 897 12-8-21