

Property at 00003 QUINNS COURT

Prop ID 6490003

Printed 06-Sep-2024 2:42 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: JUDICE SUSAN R
Second name:
Address: 3 QUINNS COURT
City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map: 14 019
Lot: 6490003 Neigh.: Zone: R30 Vol: 796 Page: 491

Assessments

Assmt category	Qty	Amount
Resident Land	.32	122,500
Resident Dwelling	1.00	376,130

Exemptions

Exempt	Cat	Amount
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Last sale

Sale date: 19-Aug-2024
Sale price: 935,000
Sale valid:

Values

Mkt value :
Cost value: 712,329

Summary

Total assessments	498,630
Total exemptions	
Net assessment	498,630

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : .7618
Mkt/sale :
Assmt/sale: .5333

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.317	175,000	175,000		175,000	122,500
Primary Site	13,809						

.317 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	2
Floors	01	Hardwood	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	47	A-	Full Baths	2
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	2
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	675
Interior Cond	05	Good	Living area	2,718
Exterior Cond	05	Good	Whirlpools	
			# Living Units	1
			M/F stacks	1
			W/B stacks	
			W/B openings	
			Actual Year Built: 2016	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	
Basement	Full with walk		1,300	322,880
Heating	Yes	A/C Yes		9,250
Plumbing	2 F/B	2 H/B	2 Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				13,000
Other Features		M Stks RR		46,698
				19,916

Sub-Total			411,744
Grade	A-	Factor 1.4500	597,029
CDU		C&D Factor 1.00	597,029
Depreciation		10 %	537,326
		Computed cost value @ 70%	376,128

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	576	25,187
G Garages	FSF Full-story fin o/gar	90	6,029
L Living Area	AIR Air conditioning	90	274
L Living Area	BSMT Basement addition	28	516
L Living Area	FRFF Frame first floor	28	3,205
L Living Area	AIR Air conditioning	28	85
P Porches, Patios, Decks	BPAT Brick/flagstone pati	500	11,402

Total additions 46,698

