

Property at 00007 QUINNS COURT

Prop ID 6490007

Printed 05-Feb-2025 8:49 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: FORD DAVID P & HELEN C TTEES
 Second name:
 Address: 7 QUINNS COURT
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map: 14 019
 Lot: 6490007 Neigh.: Zone: R30 Vol: 797 Page: 884

Assessments

Assmt category	Qty	Amount
Resident Land	.30	122,500
Resident Dwelling	1.00	424,600

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 02-May-2017
 Sale price: 180,000
 Sale valid: 07

Values

Mkt value :
 Cost value: 781,571

Summary

Total assessments	547,100
Total exemptions	
Net assessment	547,100

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 4.3421
 Mkt/sale :
 Assmt/sale: 3.0394

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.299	175,000	175,000			175,000	122,500
Primary Site		13,024						

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

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	20	Modern Cape		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Bedrooms	3
Floors	07	Hardwood/Carpet	Family Rooms	
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	02	Natural Gas	Half Baths	2
Attic	99	None	Addn'l fixtures	3
Grade	43	B+	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	07	Attic	M/F stacks	1
Basement	04	Full with walk-o	W/B stacks	
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 2016	

Building Valuation Summary

		Area	
Dwelling	Frame	1 1/2 story w/bsmt	1,998
Basement	Full with walk		400,400
Heating	Yes	A/C Yes	11,420
Plumbing	2 F/B	2 H/B	3 Add'l fix.
Attic	None	Wh/p	Saunas
Additions		Attic size:	54,622
Other Features		M Stks RR	19,290

Sub-Total		499,232
Grade	B+	Factor 1.3500
CDU		C&D Factor 1.00
Depreciation		10 %
		Computed cost value @ 70%
		424,597

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	600	26,123
L Living Area	UATT Unfinished attic	336	5,882
P Porches, Patios, Decks	FEFF Frame enclosed first	195	18,596
P Porches, Patios, Decks	FOFF Frame open first flo	66	4,021

Total additions 54,622

