

Property at 00012 QUINNS COURT

Prop ID 6490012

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Administrative Information

Owner name: LESSER ROBERT P AND
 Second name: KLOYZNER MARINA
 Address: 12 QUINNS COURT
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map: 16 020
 Lot: 6490012 Neigh.: Zone: R30 Vol: 717 Page: 1297

Assessments

Assmt category	Qty	Amount
Resident Land	.33	122,500
Resident Dwelling	1.00	423,860

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 09-Apr-2018
 Sale price: 180,000
 Sale valid: 07

Values

Mkt value :
 Cost value: 780,514

Summary

Total assessments	546,360
Total exemptions	
Net assessment	546,360

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 4.3362
 Mkt/sale :
 Assmt/sale: 3.0353

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.333	175,000	175,000			175,000	122,500
Primary Site		14,505						

.333 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	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	47	A-	Full Baths	3
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	3,434
Exterior Cond	05	Good	Whirlpools	
			Saunas	
			# Living Units	1
			M/F stacks	1
			W/B stacks	
			W/B openings	
Actual Year Built: 2017				

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,420	346,320
Basement	Full				
Heating	Yes	A/C Yes			9,910
Plumbing	3 F/B	1 H/B	4 Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		15,500
Additions					89,266
Other Features		M Stks			3,000
Sub-Total					463,996
Grade	A-	Factor 1.4500			672,794
CDU		C&D Factor 1.00			672,794
Depreciation		10 %			605,515
Computed cost value @ 70%					423,861

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	780	34,946
G Garages	FSF Full-story fin o/gar	550	36,841
L Living Area	AIR Air conditioning	550	1,672
P Porches, Patios, Decks	FOFF Frame open first flo	132	8,042
L Living Area	OVER Frame Overhang	28	2,564
L Living Area	AIR Air conditioning	28	85
L Living Area	FRFF Frame first floor	16	1,832
P Porches, Patios, Decks	BPAT Brick/flagstone pati	144	3,284

Total additions 89,266

