

Property at 00002 LONDONDERRY COURT

Prop ID 6500002

Printed 08-Feb-2024 11:14 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: FITCH TIMOTHY M AND
Second name: SHELDON ANNE E
Address: 2 LONDONDERRY COURT
City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map: 14 019
Lot: 6500002 Neigh.: Zone: R30 Vol: 716 Page: 930

Assessments

Assmt category	Qty	Amount
Resident Land	.37	122,500
Resident Dwelling	1.00	290,640

Exemptions

Exempt	Cat	Amount
--------	-----	--------

Last sale

Sale date: 06-Feb-2018
Sale price: 180,000
Sale valid: 07

Values

Mkt value :
Cost value: 590,200

Summary

Total assessments	413,140
Total exemptions	
Net assessment	413,140

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 3.2789
Mkt/sale :
Assmt/sale: 2.2952

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.370	175,000	175,000			175,000	122,500
Primary Site		16,117						

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

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	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	6
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	1
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	2
Garage	02	Built-in 2 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	1,988
Exterior Cond	05	Good	Whirlpools	
			# Living Units	1
			M/F stacks	1
			W/B stacks	
			W/B openings	
			Actual Year Built: 2017	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area 1,358	291,420
Basement	Full			
Heating	Yes	A/C Yes		8,350
Plumbing	2 F/B	1 H/B 2 Add'l fix.	Wh/p	9,500
Attic	None	Attic size:		
Additions				29,454
Other Features		M Stks		3,000

Sub-Total			341,724
Grade	B+	Factor 1.3500	461,327
CDU		C&D Factor 1.00	461,327
Depreciation		10 %	415,194
		Computed cost value @ 70%	290,636

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	460	20,661
P Porches, Patios, Decks	F0FF Frame open first flo	50	3,046
P Porches, Patios, Decks	BPAT Brick/flagstone pati	252	5,747

Total additions 29,454

