

Property at 00004 LONDONDERRY COURT

Prop ID 6500004

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Administrative Information

Owner name: THOMSON JOHN C & SUSAN E
Second name:
Address: 4 LONDONDERRY COURT
City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map: 14 019
Lot: 6500004 Neigh.: Zone: R30 Vol: 699 Page: 476

Assessments

Assmt category	Qty	Amount
Resident Land	.29	122,500
Resident Dwelling	1.00	339,360

Exemptions

Exempt	Cat	Amount
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Last sale

Sale date: 15-Jul-2016
Sale price: 180,000
Sale valid: 07

Values

Mkt value :
Cost value: 659,800

Summary

Total assessments	461,860
Total exemptions	
Net assessment	461,860

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 3.6656
Mkt/sale :
Assmt/sale: 2.5659

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.293	175,000	175,000		175,000	122,500
Primary Site		12,763					

.293 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	8
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	12	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	2
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	07	Attic	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	2,661
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	1 1/2 story w/bsmt	Area 1,532	321,050
Basement	Full			
Heating	Yes	A/C Yes		9,180
Plumbing	2 F/B	1 H/B 2 Add'l fix.	Wh/p	9,500
Attic	None	Attic size:		
Additions				56,280
Other Features		M Stks		3,000

Sub-Total				399,010
Grade	B+	Factor 1.3500		538,664
CDU		C&D Factor 1.00		538,664
Depreciation		10 %		484,798
		Computed cost value @ 70%		339,359

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	576	25,187
L Living Area	UATT Unfinished attic	360	6,302
L Living Area	FRFF Frame first floor	20	2,290
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	FOFF Frame open first flo	48	2,924

Total additions 56,280

