

Property at 00012 LONDONDERRY COURT

Prop ID 6500012

Printed 08-Feb-2024 11:16 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MONTS JOAN G
Second name:
Address: 12 LONDONDERRY COURT
City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map: 14 019
Lot: 6500012 Neigh.: Zone: R30 Vol: 697 Page: 473

Assessments

Assmt category	Qty	Amount
Resident Land	.26	122,500
Resident Dwelling	1.00	366,310

Exemptions

Exempt	Cat	Amount
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Last sale

Sale date: 23-May-2016
Sale price: 180,000
Sale valid: 07

Values

Mkt value :
Cost value: 698,300

Summary

Total assessments	488,810
Total exemptions	
Net assessment	488,810

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 3.8794
Mkt/sale :
Assmt/sale: 2.7156

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.262	175,000	175,000			175,000	122,500
Primary Site	11,413							

.262 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	Bedrooms	3
Floors	07	Hardwood/Carpet	Family Rooms	
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	12	Natural Gas	Half Baths	1
Attic	99	None	Addn'l fixtures	2
Grade	43	B+	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	1
Basement	01	Full	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	1,696	348,970
Basement	Full			
Heating	Yes	A/C Yes		9,970
Plumbing	2 F/B	1 H/B 2 Add'l fix.	Wh/p	9,500
Attic	None	Attic size:		
Additions				46,724
Other Features		M Stks RR		15,531

Sub-Total			430,695
Grade	B+	Factor 1.3500	581,438
CDU		C&D Factor 1.00	581,438
Depreciation		10 %	523,294
		Computed cost value @ 70%	366,306

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	511	22,651
P Porches, Patios, Decks	BPAT Brick/flagstone pati	144	3,284
P Porches, Patios, Decks	FEFF Frame enclosed first	195	18,596
P Porches, Patios, Decks	FOFF Frame open first flo	36	2,193

Total additions 46,724

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Prop ID 6500012 Card 01

Scale: 1" = 9.50 feet

The map shows a large central lot labeled "1SFR(960) 1SFR(1696) B". To its north are two smaller lots: "BRPT (144)" and "EFP (195)". To its west is a large lot labeled "2CFG (511)". To its southeast is a small lot labeled "OFP (36)".

Dimensions for the lots and connecting paths are as follows:

- BRPT (144):** 12' wide, 6' deep.
- EFP (195):** 13' wide, 15' deep.
- 1SFR(960) 1SFR(1696) B:** 29' wide, 19' deep.
- 2CFG (511):** 19' wide, 21' deep.
- OFP (36):** 9' wide, 4' deep.

Connecting paths and their dimensions:

- Path from BRPT (144) to EFP (195): 12' wide, 6' deep.
- Path from EFP (195) to 1SFR(960) 1SFR(1696) B: 13' wide, 9' deep.
- Path from 1SFR(960) 1SFR(1696) B to 2CFG (511): 19' wide, 3' deep.
- Path from 2CFG (511) to 1SFR(960) 1SFR(1696) B: 14' wide, 3' deep.
- Path from 1SFR(960) 1SFR(1696) B to OFP (36): 13' wide, 9' deep.
- Path from OFP (36) to 1SFR(960) 1SFR(1696) B: 9' wide, 4' deep.
- Path from 1SFR(960) 1SFR(1696) B to 2CFG (511): 11' wide, 2' deep.
- Path from 2CFG (511) to 1SFR(960) 1SFR(1696) B: 14' wide, 2' deep.

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- Top boundary: 12 (between BRPT and EFP), 12 (between EFP and BRPT), 6 (between BRPT and 1SFR), 12 (between 1SFR and BRPT), 6 (between 1SFR and 2CFG), 9 (between 2CFG and 1SFR).
- Left boundary: 15 (between BRPT and EFP), 13 (between EFP and 1SFR), 9 (between 1SFR and 2CFG), 3 (between 2CFG and 1SFR), 21 (between 1SFR and 2CFG), 11 (between 2CFG and 1SFR), 2 (between 1SFR and 2CFG), 14 (between 2CFG and 1SFR).
- Right boundary: 12 (between BRPT and 1SFR), 6 (between 1SFR and BRPT), 9 (between 1SFR and 2CFG), 16 (between 2CFG and 1SFR), 29 (between 1SFR and 2CFG), 12 (between 2CFG and 1SFR), 4 (between 1SFR and 2CFG), 4 (between 2CFG and 1SFR), 9 (between 1SFR and 2CFG), 4 (between 2CFG and 1SFR).

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Boundary dimensions (in feet) are as follows:

- North boundary of "BRPT (144)": 12
- East boundary of "BRPT (144)": 12
- South boundary of "BRPT (144)": 6
- West boundary of "BRPT (144)": 6
- North boundary of "EFP (195)": 13
- East boundary of "EFP (195)": 15
- South boundary of "EFP (195)": 13
- West boundary of "EFP (195)": 9
- North boundary of "1SFR(960) 1SFR(1696) B": 12
- East boundary of "1SFR(960) 1SFR(1696) B": 16
- South boundary of "1SFR(960) 1SFR(1696) B": 29
- West boundary of "1SFR(960) 1SFR(1696) B": 19
- North boundary of "2CFG (511)": 19
- East boundary of "2CFG (511)": 14
- South boundary of "2CFG (511)": 3
- West boundary of "2CFG (511)": 21
- North boundary of "OFP (36)": 9
- East boundary of "OFP (36)": 4
- South boundary of "OFP (36)": 9
- West boundary of "OFP (36)": 4
- North boundary of "OFP (36)": 13
- East boundary of "OFP (36)": 12
- South boundary of "OFP (36)": 14
- West boundary of "OFP (36)": 11
- North boundary of "OFP (36)": 2
- East boundary of "OFP (36)": 14
- South boundary of "OFP (36)": 9
- West boundary of "OFP (36)": 3

