

Property at 00014 LONDONDERRY COURT

Prop ID 6500014

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Administrative Information

Owner name: STEFANSKI RICHARD JOHN CO-TTES&
Second name: STEFANSKI KATHRYN GRACE
Address: 14 LONDONDERRY COURT
City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map: 14 019
Lot: 6500014 Neigh.: Zone: R30 Vol: 783 Page: 41

Assessments

Assmt category	Qty	Amount
Resident Land	.30	122,500
Resident Dwelling	1.00	391,220

Exemptions

Exempt	Cat	Amount
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Last sale

Sale date: 23-Nov-2015
Sale price: 225,000
Sale valid: 7

Values

Mkt value :
Cost value: 733,886

Summary

Total assessments	513,720
Total exemptions	
Net assessment	513,720

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 3.2617
Mkt/sale :
Assmt/sale: 2.2832

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.303	175,000	175,000			175,000	122,500
Primary Site		13,199						

.303 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	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	12	Natural Gas	Family Rooms	
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	2
Garage	22	Attached 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	3
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	2,967
Exterior Cond	05	Good	Whirlpools	
			# Living Units	1
			M/F stacks	1
			W/B stacks	
			W/B openings	
			Actual Year Built: 2015	

Building Valuation Summary

			Area	
Dwelling	Frame	1 1/2 story w/bsmt	1,999	400,570
Basement	Full			
Heating	Yes	A/C Yes		11,430
Plumbing	2 F/B	1 H/B 3 Add'l fix.	Wh/p	10,000
Attic	None	Attic size:		
Additions				34,992
Other Features		M Stks		3,000

Sub-Total			459,992
Grade	B+	Factor 1.3500	620,989
CDU		C&D Factor 1.00	620,989
Depreciation		10 %	558,890
		Computed cost value @ 70%	391,223

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	586	25,577
P Porches, Patios, Decks	BPAT Brick/flagstone pati	306	6,978
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437

Total additions 34,992

