

Property at 00028 EDDY STREET

Prop ID 2170028

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Administrative Information

Owner name: ENNIS TIMOTHY G AND
 Second name: TIFFANY A
 Address: 28 EDDY STREET
 City/state: AVON CT Zip: 06001

Location Information

Map: 008 Clerk map:
 Lot: 2170028 Neigh.: Zone: R15 Vol: 504 Page: 567

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date:	02-Aug-2004
Resident Land	.34	77,000			Sale price:	267,900
Resident Dwelling	1.00	71,650			Sale valid:	Y
Resident Outbldg	1.00	4,940			Values	
Resident Excess	.37	1,940			Mkt value :	
					Cost value:	222,190
Summary			Utilities		Sales ratios	
Total assessments		155,530	Water	Avon	Cost/sale :	.8294
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		155,530	Gas	None	Assmt/sale:	.5806

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.340	110,000				110,000	77,000
Primary Site		14,810						
RES	12	.370	7,500				2,775	1,940
Residual		16,117						
.7100 acres				Total land value			112,775	78,940

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	5
Interior Walls	01	Plaster	Garage cars	1
Floors	01	Hardwood	Bedrooms	2
Heating System	01	Hot Water	Family Rooms	
Fuel	01	Oil	Full Baths	1
Attic	01	Fully Finished	Half Baths	
Grade	30	C	Addtn'l fixtures	
Garage	11	Basement 1 car	Whirlpools	
Area Over Gar.	01	Fully Finished	Saunas	
Basement	04	Full with walk-o	# Living Units	
Bsmt Fin Qual	01	Unfinished	M/F stacks	
Air Condition	99	None	W/B stacks	1
Interior Cond	05	Good	W/B openings	1
Exterior Cond	05	Good	Actual Year Built: 1949	

Building Valuation Summary

		Area	
Dwelling	Frame 1 story w/bsmt	750	109,110
Basement	Full with walk		
Heating	Yes A/C No		
Plumbing	1 F/B H/B Add'l fix. Wh/p Saunas		
Attic	Fully Finished Attic size: 750		18,605
Additions			10,000
Other Features	WB Stks Unfin 3,500		8,500
Sub-Total			146,215
Grade	C Factor 1.0000		146,220
CDU	C&D Factor 1.00		146,220
Depreciation	30 %		102,350
Computed cost value @ 70%			71,650

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOUF Frame open upper flo	60	1,600
P Porches, Patios, Decks	FEFF Frame enclosed first	60	4,000
P Porches, Patios, Decks	DECK Wood deck	192	3,600
P Porches, Patios, Decks	FOFF Frame open first flo	18	800
Total additions			10,000

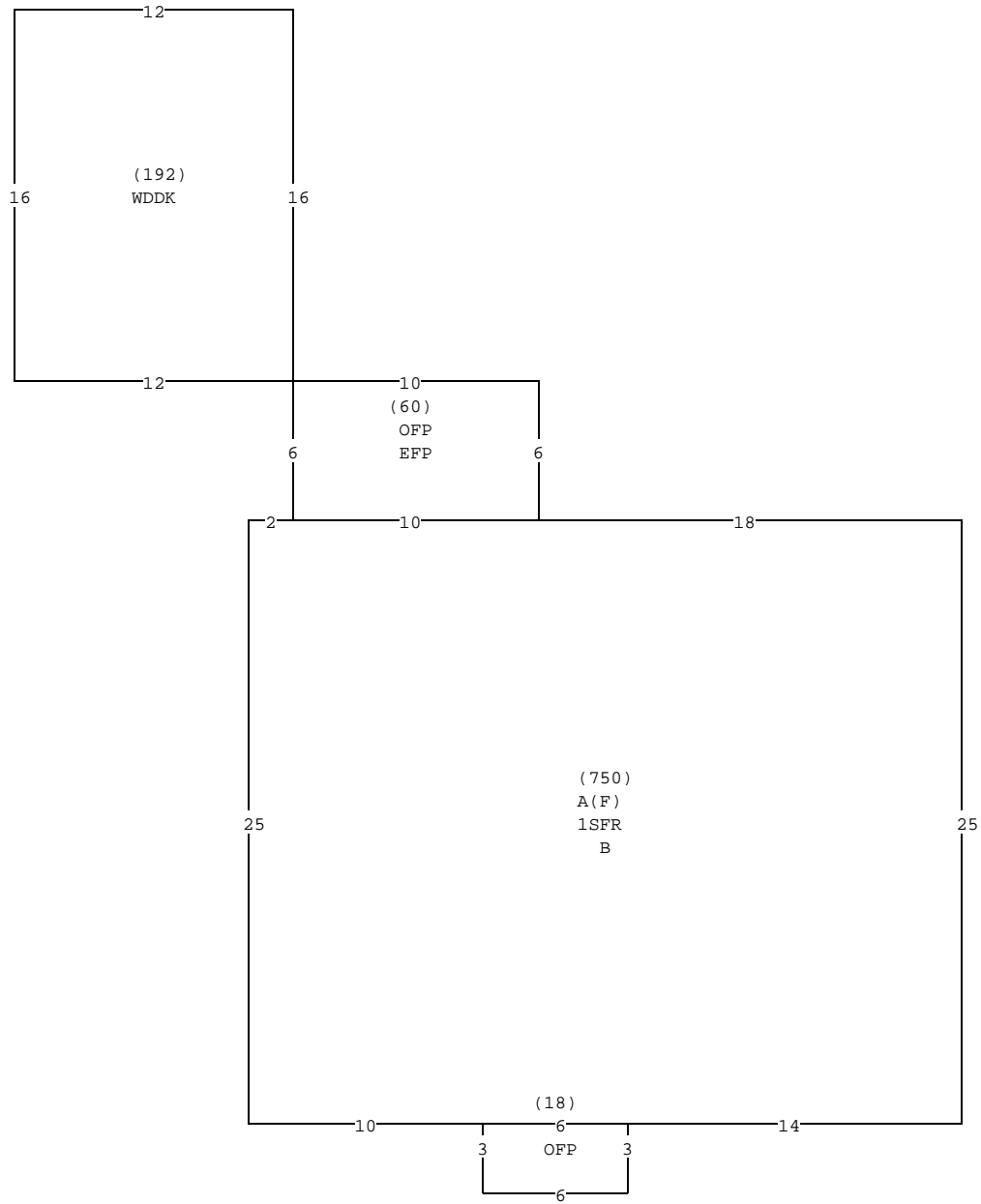
Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	20	22	440	32.10	1987	C	14,124	50	7,060
Block Detach Garage									
Value at 70%			4,940	Value at 100%			7,060		

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Notes: PROBATE CERT VOL 429 PAGE 505 EST. OF DOMENIC P. TO JANE B