

Property at 00035 EDDY STREET

Prop ID 2170035

Printed 02-May-2015 5:13 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: COPPEN BARRY AND PENNY L
 Second name:
 Address: 35 EDDY STREET
 City/state: AVON CT Zip: 06001

Location Information

Map: 008 Clerk map:
 Lot: 2170035 Neigh.: Zone: R15 Vol: 336 Page: 0023

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	572	139,090
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	H/B 2 Add'l fix.	Wh/p	Saunas	4,600
Attic	None		Attic size:		
Additions					20,600
Other Features			Unfin	3,500	
Sub-Total					164,290
Grade	C	Factor 1.0000			164,290
CDU		C&D Factor 1.00			164,290
Depreciation		35 %			106,790
Computed cost value @ 70%					74,750

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 01-Aug-1997
Resident Land	.34	70,000			Sale price: 136,000
Resident Dwelling	1.00	74,750			Sale valid: Y
Resident Outbldg	2.00	7,350			Values
Resident Excess	.10	530			Mkt value :
					Cost value: 218,040
Summary		Utilities		Sales ratios	
Total assessments	152,630	Water	Avon	Cost/sale :	1.6032
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	152,630	Gas		Assmt/sale:	1.1223

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.340	100,000	100,000		100,000	70,000
Primary Site		14,810					
RES	12	.100	7,500	750		750	530
Residual		4,356					
.440 acres				Total land value		100,750	70,530

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	120	8,100
L Living Area	FRFF Frame first floor	65	5,300
L Living Area	BSMT Basement addition	65	800
L Living Area	FRFF Frame first floor	35	2,800
P Porches, Patios, Decks	DECK Wood deck	192	3,600
Total additions			20,600

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	17	Old style		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	01	Plaster	Garage cars	2
Floors	01	Hardwood	Bedrooms	3
Heating System	01	Hot Water	Family Rooms	
Fuel	01	Oil	Full Baths	2
Attic	99	None	Half Baths	
Grade	30	C	Addtn'l fixtures	2
Garage	32	Detached 2 car	Whirlpools	
Area Over Gar.	99	None	Saunas	
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	01	Unfinished	W/B stacks	
Air Condition	99	None	W/B openings	
Interior Cond	05	Good	Actual Year Built: 1923	
Exterior Cond	05	Good		

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	24	24	576	30.64		C	17,649	50	8,820
Block Detach Garage									
RS1 Frame	12	14	168	20.00		C	3,360	50	1,680
Utility Shed									
Value at 70%			7,350	Value at 100%			10,500		

