

Administrative Information	
Owner name:	TETERICHKO ROMAN & TALIDA
Second name:	
Address:	246 LOVELY STREET
City/state:	AVON CT
Zip:	06001

Building Valuation Summary

		Area	
Dwelling	Masonry 1 story w/bsmt	1,470	174,970
Basement	Full		
Heating	Yes A/C Yes		5,200
Plumbing	2 F/B H/B Add'l fix. Wh/p Saunas		3,600
Attic	None Attic size:		
Additions			56,000
Other Features	WB Stks Unfin 3,500		19,850
Sub-Total			259,620
Grade	C+ Factor 1.0800		280,390
CDU	C&D Factor 1.00		280,390
Depreciation	30 %		196,270
Computed cost value @ 70%			137,390

Location Information					
Map: 011	Clerk map:				
Lot: 3060246	Neigh.:	Zone: R30	Vol: 628 Page: 469		
Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 29-Aug-2011
Resident Land	.69	80,500			Sale price: 220,000
Resident Dwelling	1.00	137,390			Sale valid: 14
Resident Outbldg	1.00	1,790			Values
Resident Excess	.25	1,310			Mkt value :
Summary		Utilities		Sales ratios	
Total assessments	220,990	Water	Avon	Cost/sale :	1.4350
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	220,990	Gas	None	Assmt/sale:	1.0045

Building additions

Category	Type	Area	Value
G Garages	MA Attached masonry LE	484	18,900
L Living Area	FRFF Frame first floor	264	21,300
L Living Area	AIR Air conditioning	264	600
L Living Area	FRFF Frame first floor	126	10,200
L Living Area	AIR Air conditioning	126	300
P Porches, Patios, Decks	DECK Wood deck	250	4,700
Total additions			56,000

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.690	115,000			115,000	80,500
Primary Site		30,056					
RES	12	.250	7,500			1,875	1,310
Residual		10,890					
		.9400 acres		Total land value		116,875	81,810

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	06	Brick		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	3
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Dormer linear f	
Attic	99	None	Full Baths	2
Grade	33	C+	Masonry trim sf	
Garage	22	Attached 2 car	Half Baths	
Area Over Gar.	99	None	Finish bsmt sz	
Basement	01	Full	Addn'l fixtures	840
Bsmt Fin Qual	03	Rec Room W/ Air	Whirlpools	1,860
Air Condition	01	Central Air	Saunas	
Interior Cond	05	Good	# Living Units	
Exterior Cond	05	Good	M/F stacks	
			W/B stacks	1
			W/B openings	1
Actual Year Built: 1962				

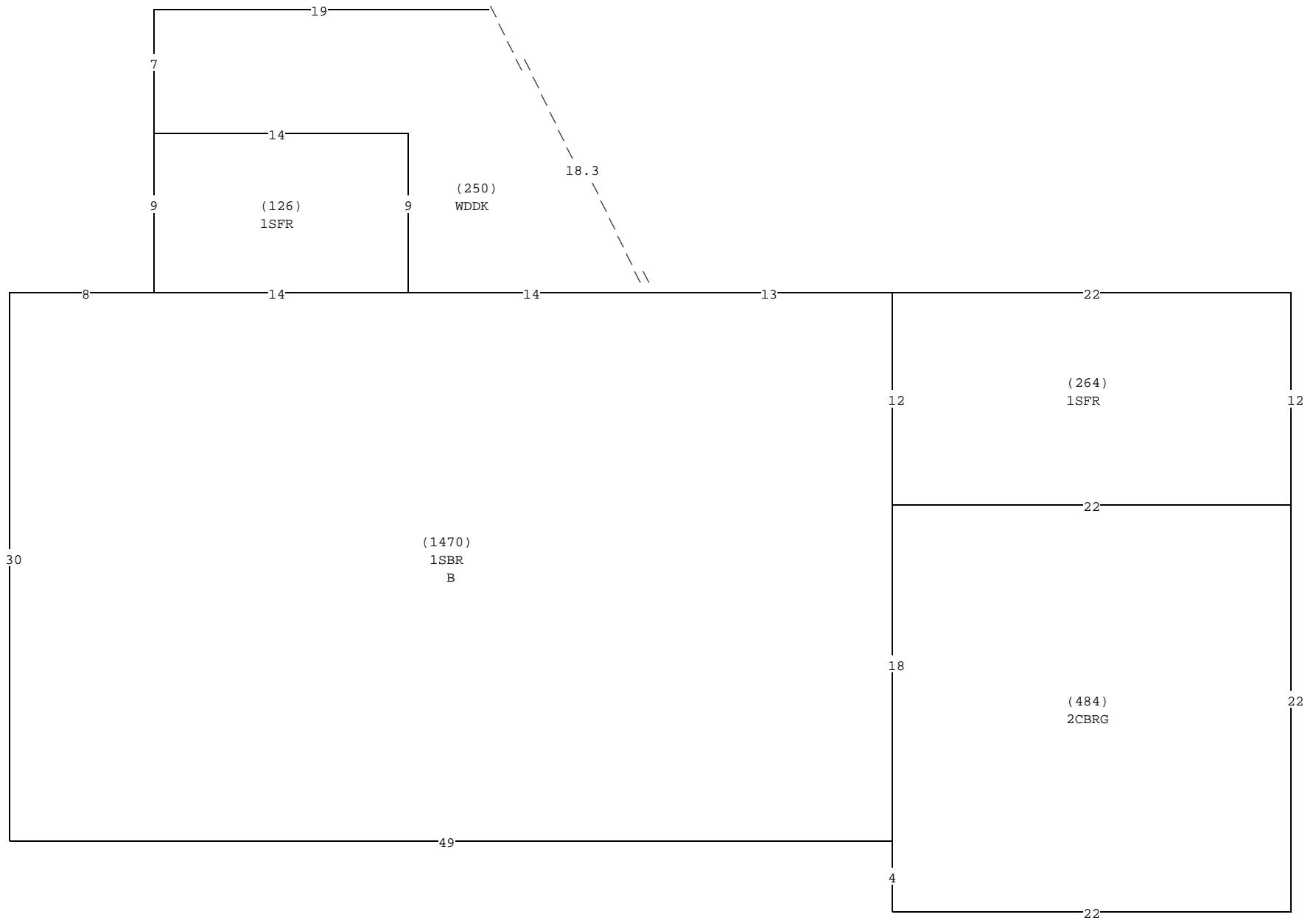
Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	16	16	256	20.00		C	5,120	50	2,560
Utility Shed									
AL1 Lean-to	10	16	160			C			
Value at 70%		1,790		Value at 100%		2,560			

Property at 00246 LOVELY STREET

Prop ID 3060246

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Notes: CERT FORECLOSURE 12-3-10 VOL 616 PG 1213 PROVIDENT FUNDING ASSOC