

Property at 00007 QUINNS COURT

Prop ID 6490007

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Administrative Information

Owner name: FORD DAVID P & HELEN C
 Second name:
 Address: 7 QUINNS COURT
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map: 14 019
 Lot: 6490007 Neigh.: Zone: R30 Vol: 709 Page: 188

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 02-May-2017
Resident Land	.30	105,000			Sale price: 180,000
Resident Dwelling	1.00	333,470			Sale valid: 07
				Values	
				Mkt value :	
				Cost value:	626,386
Summary		Utilities		Sales ratios	
Total assessments		438,470	Water Avon	Cost/sale :	3.4799
Total exemptions			Sewer Public sewer	Mkt/sale :	
Net assessment		438,470	Gas CNG	Assmt/sale:	2.4359

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.299	150,000	150,000		150,000	105,000
Primary Site		13,024					
		.299 acres		Total land value		150,000	105,000

Building Valuation Summary

		Area	
Dwelling	Frame	1 1/2 story w/bsmt	280,770
Basement	Full with walk	1,998	
Heating	Yes	A/C Yes	8,510
Plumbing	2 F/B	2 H/B 3 Add'l fix.	9,900
Attic	None	Wh/p Saunas	
Additions		Attic size:	39,200
Other Features		M Stks RR	14,490
Sub-Total			352,870
Grade	B+	Factor 1.3500	476,380
CDU		C&D Factor 1.00	476,380
Depreciation		%	476,380
Computed cost value @ 70%			333,466

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	600	19,100
L Living Area	UATT Unfinished attic	336	4,200
P Porches, Patios, Decks	FEFF Frame enclosed first	195	13,100
P Porches, Patios, Decks	FOFF Frame open first flo	66	2,800
Total additions			39,200

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/Carpeti	Bedrooms	3
Heating System	02	Forced Hot Air	Family Rooms	
Fuel	02	Natural Gas	Full Baths	2
Attic	99	None	Half Baths	2
Grade	43	B+	Addtn'l fixtures	3
Garage	22	Attached 2 car	Whirlpools	
Area Over Gar.	07	Attic	Saunas	
Basement	04	Full with walk-o	M/F stacks	1
Bsm't Fin Qual	03	Rec Room W/ Air	W/B stacks	
Air Condition	01	Central Air	W/B openings	
Interior Cond	05	Good	Actual Year Built: 2016	
Exterior Cond	05	Good		

