

**BOARD OF FINANCE  
REGULAR MEETING MINUTES  
SEPTEMBER 17, 2018**

**I. CALL TO ORDER**

The meeting was called to order at 7:03 p.m. in the Avon Town Hall by Chairman Thomas Harrison. Members present: Chairman Thomas Harrison, Vice Chairman/Secretary Cathy Durdan, Dean Hamilton, Michael Oleyer, Ken Birk, Katrina Marin, and Margaret Bratton. A quorum was present.

**II. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Margaret Bratton.

**III. COMMUNICATION FROM THE AUDIENCE**  
(Including Board of Education Liaison Report)

David Cavanaugh, liaison for the Board of Education (BOE), reported that enrollment numbers are still being finalized and security projects are moving along.

**IV. MINUTES OF PRECEDING MEETING:**

**August 27, 2018 Meeting**

Page 3, Item 18/19-06, 13<sup>th</sup> line, change “Mr. Marin” to “Ms. Marin.” In same paragraph, insert near the end, “In response to a question from Ms. Marin, Mr. Rinaldo responded that if both projects for us and Windsor are approved we may be able to buy equipment with Motorola in bulk and save some money.”

On a motion made by Dean Hamilton, seconded by Katrina Marin, it was voted:

**RESOLVED:** That the Board of Finance approves the minutes of the August 27, 2018 Meeting as amended.

Messrs: Harrison, Oleyer, Birk, and Hamilton and Mmes: Bratton, Durdan, and Marin voted in favor.

**V. OLD BUSINESS**

**18/19-05      Avon High School Synthetic Turf Field and Track Improvement Project**

Mr. Robertson noted that a two-board meeting was held last week to discuss the infill material and as a result the Council requested that we increase the budget by approximately \$330,000 in the event that some other infill material is selected at a later date. In response to a question from Ms. Bratton, Mr. Robertson responded that there is a general project contingency but this increase is specifically for the infill material. In response to a question from Mr. Harrison, Mr. Robertson responded that the track record with coated crumb rubber is very good versus other material that does not have a track record. In response to a question from Mr. Harrison, Mr. Robertson responded that \$2,995,000 would be the amount provided at referendum. In response to a question from Ms. Marin, Mr. Robertson responded that the expert only opined on the crumb rubber and this infill material recommendation came from the Sub-Committee appointed by the Town Council as part of their charge. In response to a question from Ms. Marin, Mr. Robertson responded that the turf life is approximately 10-12 years. In response to a question from Mr. Harrison, Mr. Robertson responded that the Board of Education supports the overall project. In response to a question from Mr. Harrison, Mr. Robertson responded that there has been question about capital responsibility going forward with regards to maintenance. In response to a question from Mr. Oleyer, Mr. Robertson responded that overall routine maintenance would decrease and currently comes out of the Board of Education operating budget. In response to a question from Mr. Harrison, Mr. Robertson responded that if the project is approved it would go out to bid quickly and should be completed by the fall of 2019. In response to a question from Mr. Birk, Mr. Robertson responded that \$300,000 in debt payments would go into debt

service, separate from the capital budget. In response to a question from Ms. Marin, Mr. Robertson responded that the type of infill will not be known before it goes out to referendum and Town Council will appoint a Building Committee for the project of which the Board of Education has requested representation on it. Ms. Marin noted her concern about fair representation and handing over \$2.9 million for the project. Ms. Bratton thought we were going with coated crumb rubber unless some new information came out. Mr. Robertson clarified that just because an appropriation is approved it does not mean you spend 100% of it. Ms. Colligan noted that the language in the referendum resolution has to encompass all funding sources and the potential maximum dollar amount. In response to a question from Mr. Hamilton, Mr. Robertson responded that we paid BSC Group not to be short on any project estimates. In response to a question from Mr. Hamilton, Ms. Colligan responded that with the Avon High School Project we ended up going out again because the construction costs were on the bigger scale and we needed another \$3.6 million to complete the project.

#### **18/19-06      Town and Public Safety Communications System Replacement Project**

The draft referendum mailer for both projects was reviewed and feedback was given by the Board. Recommended changes included: adding anticipated Town Meeting and Referendum dates, bullet summary with details as appendix, placing tax impact table up front, adding footnote regarding interest amount, direct questions to Town Manager's Office, change Turf Field and Track "Improvements" to "Replacement," describe the P25 system. Chief Rinaldo noted that they plan to include actual calls through the current system at the Public Information Meeting.

### **VI.      NEW BUSINESS**

#### **18/19-07      Revaluation Process: Harry DerAsadourian**

Harry DerAsadourian made a presentation (which is attached and made part of these minutes). In response to a question from Mr. Oleyer, Mr. DerAsadourian responded that an assessment has been adjusted after residents meet with him during the informal appeal process. In response to a question from Mr. Harrison, Mr. DerAsadourian responded that we are stagnant with motor vehicles and personal property, real estate will likely go down, and this means the Grand List will likely go down. He noted that during the last cycle it went down about 2% (second lowest in the State); our decreases have not been as great as other communities. In response to a question from Dr. Carnemolla, Mr. DerAsadourian responded that if we don't file for an extension we will sign the Grand List at the end of January. Mr. Harrison commented that during the budget season there are still appeals pending before the Board of Assessment Appeals and sometimes can be taken to court; for our purposes we use the January 31<sup>st</sup> number going into the budget public hearing, etc. Mr. DerAsadourian noted that if the Town Center was further along it would have mitigated some of these losses. Mr. Harrison stated that we will not have a huge jump in the Grand List that can help support our budget performance and will have to look at everything carefully. In response to a question from Mr. Birk, Mr. DerAsadourian responded that some taxable property may be an issue of policy but could end up spending more on litigation. Mr. DerAsadourian noted that we worked with iDevices to occupy an empty building and keep them in Town and can now tax the building at a higher rate and pick up their personal property. Mr. Harrison complimented the Assessor Department's work and getting what we can fairly and honestly. Mr. DerAsadourian noted that we file request for pilot grants with the State (elderly, State-owned property) which have been reduced over the past five years.

#### **18/19-08      Approve Board of Finance 2019 Meeting Schedule**

On a motion made by Tom Harrison, seconded by Cathy Durdan, it was voted:

**RESOLVED:** That the Board of Finance hereby approves the Board of Finance 2019 Meeting Schedule as presented.

Messrs: Harrison, Birk, Oleyer, Hamilton and Mmes: Bratton, Durdan, and Marin voted in favor.

**VII. TOWN MANAGER'S REPORT**

Mr. Robertson reported that Moody's recently completed a report card on the Town and will forward such to the Board; great news and great work by the Finance Department.

**VIII. OTHER BUSINESS** – No other items were discussed.**IX. EXECUTIVE SESSION:** Collective Bargaining

On a motion made by Tom Harrison, seconded by Ken Birk, it was voted:

**RESOLVED:** That the Board of Finance go into Executive Session at 8:31 p.m.

Messrs: Harrison, Hamilton, Birk, Oleyer and Mmes: Bratton, Durdan, and Marin voted in favor.

Brandon Robertson-Town Manager, Margaret Colligan-Director of Finance, and Clerk attended the session.

**X. ADJOURN**

On a motion made by Michael Oleyer, seconded by Katrina Marin, it was voted:

**RESOLVED:** That the Board of Finance adjourn the meeting at 8:47 p.m.

Messrs: Harrison, Birk, Hamilton, Oleyer and Mmes: Bratton, Durdan, and Marin voted in favor.

Respectfully Submitted,  
Cathy Durdan, Vice Chair/Secretary

Attest: Jennifer Worsman, Clerk

All referenced material is available to the public in the Town Manager's Office.

2018  
Avon

## REVALUATION

Harry Derasadourian, Assessor      860-409-4335  
[www.avonassessor.com](http://www.avonassessor.com)

## CONNECTICUT PROPERTY TAX SYSTEM

The system used by towns to establish property taxes is referred to as an Ad Valorem Tax System.

A tax based upon the market value of ones property.

Properties are assessed at 70% of their fair market value

Avon had its last revaluation in 2013

## Responsibility of the Assessors Office

The Assessors Office is responsible for maintaining records on all properties within the Town of Avon, including land and building data.

This information is then used to establish the Fair Market Value and Assessment.

## October 1, 2017 Grand List

Category	# of Accounts	Gross Assessment	Exemptions	Net Assessment
Real Estate				
Residential	5,361	\$ 1,715,389,880	\$ 3,178,770	\$ 1,712,211,110
Condominiums	1,828	309,650,300	750,620	308,899,680
Commercial	217	304,020,710	---	304,020,710
Industrial	22	20,528,890	---	20,528,890
Other	150	5,115,750	---	5,115,750
Motor Vehicles	16,234	176,405,670	646,340	175,759,330
Personal Property	1,018	114,748,700	25,698,610	89,050,090
<b>Total Taxable Property</b>		<b>\$ 2,645,859,900</b>	<b>30,274,340</b>	<b>\$ 2,615,585,560</b>
<b>Tax Exempt Real Estate</b>	<b>226</b>	<b>\$ 241,516,850</b>		<b>\$ 241,516,850</b>

Periodic revaluation helps to insure proper distribution of the tax burden among all property owners.

State law (Sec. 12-62 CGS) requires all towns to perform a revaluation every five years.

# Revaluation Process

## Initial Assessment Sales Ratio Study

This will establish the level at which our current Assessments represent when compared to recent sales

Presently Avon's ratios are as follows -

Single family homes 71.15

(Assessment ÷ sales price = ratio)

(Assessment ÷ ratio = market value)

## Annual Report Statistics for – Avon

List Year: 2016

Office of Policy Management  
Intergovernmental Relations Division  
450 Capital Avenue – MS#54FOR  
Hartford, CT 06106-1379

	Non –Usable	Useable	Assessment	Sales	Median
Residential	60	340	\$ 103,161,310	\$ 141,823,931	71.15
Comm/Industrial/Utility	0	4	1,603,120	2,630,000	64.78
Vacant Land	8	4	396,290	680,000	60.45
Apartments	0	0	0	0	0.00
<b>Total</b>	<b>68</b>	<b>348</b>	<b>\$ 105,160,720</b>	<b>\$ 145,133,931</b>	<b>70.96</b>

### Distributive Statistics

	Mean	Agg Mean	COD	COV	Regressivity Index
Residential	72.13	72.74	10.39	13.21	0.99
Comm/Industrial/Utility	66.80	60.96	12.69	16.20	1.10
Vacant Land	59.37	58.28	11.70	17.19	1.02
Apartments	0.00	0.00	0.00	0.00	0.00
<b>Total</b>	<b>71.92</b>	<b>72.46</b>	<b>10.51</b>	<b>13.39</b>	<b>0.99</b>

# Three Approaches to Value

Cost Approach

Sales Comparison Approach

Income Approach

Card 01 of 01 card										Town of Avon Residential Property Card																																																																																																																																													
Property at 00028 HIGH GATE DRIVE										Prop ID 2680028 Printed 14-Sep-2018 11:36 AM Design and Layout (C) Right/Angles																																																																																																																																													
<b>Administrative Information</b> Owner name: INGRAHAM BETSY Second name: Address: 28 HIGH GATE DRIVE City/state: AVON CT Zip: 06001										<b>Building Valuation Summary</b> <table border="1"><tr><td>Dwelling</td><td>Frame</td><td>2 story w/bsmt</td><td>Area</td><td>248,630</td></tr><tr><td>Basement</td><td>Full</td><td></td><td></td><td></td></tr><tr><td>Heating</td><td>Yes</td><td>A/C Yes</td><td></td><td>7,540</td></tr><tr><td>Plumbing</td><td>3 f/B</td><td>1 H/B 2 Add'l fix. 1 Wh/p</td><td>Saunas</td><td>13,100</td></tr><tr><td>Attic</td><td>None</td><td>Attic size:</td><td></td><td></td></tr><tr><td>Other Features</td><td>UB Stks</td><td>RR</td><td></td><td>105,800</td></tr><tr><td colspan="3"></td><td></td><td>22,610</td></tr><tr><td colspan="3">Sub-Total</td><td></td><td>397,680</td></tr><tr><td>Grade</td><td>A-</td><td>Factor 1.4500</td><td></td><td>576,636</td></tr><tr><td>CDU</td><td>C&amp;D</td><td>Factor 1.00</td><td></td><td>576,636</td></tr><tr><td>Depreciation</td><td></td><td>30 %</td><td></td><td>403,645</td></tr><tr><td colspan="3"></td><td>Computed cost value @ 70%</td><td>282,552</td></tr></table>										Dwelling	Frame	2 story w/bsmt	Area	248,630	Basement	Full				Heating	Yes	A/C Yes		7,540	Plumbing	3 f/B	1 H/B 2 Add'l fix. 1 Wh/p	Saunas	13,100	Attic	None	Attic size:			Other Features	UB Stks	RR		105,800					22,610	Sub-Total				397,680	Grade	A-	Factor 1.4500		576,636	CDU	C&D	Factor 1.00		576,636	Depreciation		30 %		403,645				Computed cost value @ 70%	282,552																																																																								
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<b>Location Information</b> Map: 012 Clerk map: Zone: R40 Vol: 717 Page: 280 Lot: 2680028 Neigh.: Assessments—Last sale Asset category Qty Amount Exempt Cat Amount Sale date: 06-Mar-2018 Resident Land .92 122,500 Sale price: 550,000 Resident Dwelling 1.00 282,560 Sale valid: Hkt value: 578,657 Cost value: 578,657 Sales ratios Total assessments 405,060 Water Avon Cost/sale: 1.0521 Total exemptions 405,060 Sewer Septic Hkt/sale: Net assessment 405,060 Gas CNG Assmt/sale: .7365										<b>Land Information</b> <table border="1"><tr><th>Type</th><th>Use</th><th>Acres/Sqft</th><th>Rate</th><th>Total</th><th>Infl</th><th>Fact</th><th>Value</th><th>70% Value</th></tr><tr><td>PRIN</td><td>11</td><td>.920</td><td>175,000</td><td>175,000</td><td></td><td></td><td>175,000</td><td>122,500</td></tr><tr><td colspan="2">Primary Site</td><td>40,075</td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td colspan="2"></td><td>.920 acres</td><td></td><td>Total Land value</td><td>175,000</td><td></td><td>122,500</td><td></td></tr></table>										Type	Use	Acres/Sqft	Rate	Total	Infl	Fact	Value	70% Value	PRIN	11	.920	175,000	175,000			175,000	122,500	Primary Site		40,075									.920 acres		Total Land value	175,000		122,500																																																																																																	
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## Land Value Analysis

Current land values are established

Land Information								
Type	Use	Acres / SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	175,000				175,000	122,500
Primary Site		40,075						
		.920 acres		Total land Value			175,000	122,500

## Construction Cost Analysis

This will allow us to recalibrate the 2013 cost tables to reflect today's construction costs.

Building Valuation Summary						
				Area		
Dwelling	Frame	2 story / bsmt		1,426		248,630
Basement	Full					
Heating	Yes	A/C	No			7,540
Plumbing	3 F/B	1 H/B	2 Add'l			13,100
Attic	None					
Additions						105,800
Other Features	WB Siks		Unfin	3,500		22,610
Sub-Total						397,680
Grade	A-	Factor	1.45			576,636
CDU		C & D Factor	1.00			576,636
Depreciation		30%				403,645
		Computed cost value @ 70%				282,552

## Depreciation Study

A study as to the loss in value caused by physical deterioration, functional obsolescence or economic loss caused by external factors.

Sub-Total			397,680
Grade	A-	Factor 1.45	576,636
CDU		C& D Factor 1.00	576,636
Depreciation		30%	403,645
		Computed cost value @ 70%	282,552

## Value Testing and Review

After testing our tables for accuracy and determining the values are correct field review is started.

This process requires the appraiser to physically look at each property and information on the street card for accuracy and to determine that the estimated market value is fair.

## Final Assessment Sales Ratio Study

After all properties have been reviewed and prior to assessment change notices being mailed out the final assessment sales ratio study is performed to determine the accuracy and level of the new values and assessments.

## Assessment Change Notices

In November notices will be mailed to all property owners informing them of their new assessment .

Any owner who would like additional information or who feels their new assessment is not correct will be able to meet with a reviewer and go over the new value and assessment.

# Board of Assessment Appeals

Any property owner after meeting with a reviewer and who still feels the assessment on their property is incorrect can make an appeal to the Board.

Card 01 of 01 card										Town of Avon Residential Property Card																																																																																																																																									
Property at: 00028 HIGH GATE DRIVE										Prop ID 2680028 Printed 14-Sep-2018 11:35 AM Design and Layout (C) Right/Angles																																																																																																																																									
<b>Administrative Information</b> Owner name: INGRAHAM BETSY Second name: Address: 28 HIGH GATE DRIVE City/state: AVON CT Zip: 06001										<b>Building Valuation Summary</b> <table border="1"> <tr> <td>Dwelling</td> <td>Frame</td> <td>2 story w/bsmt</td> <td>Area</td> <td>261,060</td> </tr> <tr> <td>Basement</td> <td>Full</td> <td></td> <td>1,426</td> <td></td> </tr> <tr> <td>Heating</td> <td>Yes</td> <td>A/C Yes</td> <td></td> <td>7,910</td> </tr> <tr> <td>Plumbing</td> <td>3 F/B</td> <td>1 H/B 2 Add'l fix. 1 wh/p</td> <td>Saunas</td> <td>13,100</td> </tr> <tr> <td>Attic</td> <td>None</td> <td>Attic size:</td> <td></td> <td></td> </tr> <tr> <td>Additions</td> <td></td> <td></td> <td></td> <td>111,035</td> </tr> <tr> <td>Other Features</td> <td>UB Stks</td> <td>RR</td> <td></td> <td>23,490</td> </tr> <tr> <td>Sub-Total</td> <td></td> <td></td> <td></td> <td>416,595</td> </tr> <tr> <td>Grade</td> <td>A-</td> <td>Factor 1.4500</td> <td></td> <td>604,063</td> </tr> <tr> <td>CDU</td> <td></td> <td>C&amp;D Factor 1.00</td> <td></td> <td>604,063</td> </tr> <tr> <td>Depreciation</td> <td></td> <td>35 %</td> <td></td> <td>392,641</td> </tr> <tr> <td></td> <td></td> <td>Computed cost value @ 70%</td> <td></td> <td>274,849</td> </tr> </table>										Dwelling	Frame	2 story w/bsmt	Area	261,060	Basement	Full		1,426		Heating	Yes	A/C Yes		7,910	Plumbing	3 F/B	1 H/B 2 Add'l fix. 1 wh/p	Saunas	13,100	Attic	None	Attic size:			Additions				111,035	Other Features	UB Stks	RR		23,490	Sub-Total				416,595	Grade	A-	Factor 1.4500		604,063	CDU		C&D Factor 1.00		604,063	Depreciation		35 %		392,641			Computed cost value @ 70%		274,849																																																																				
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<b>Map: 012 Clerk map: Zone: R40 Vol: 717 Page: 280</b> Lot: 2680028 Assnt category Qty Amount Exempt Cat Amount Resident Land .92 105,000 Resident Dwelling 1.00 274,850 Summary Total assessments 379,850 Total exemptions 379,850 Net assessment 379,850 Utilities Water Avon Sewer Septic Gas CNG Sales ratios Cost/sale: .9866 Mkt/sale: .6906 Assnt/sale: .6906										<b>Land Information</b> <table border="1"> <tr> <th>Type</th> <th>Use</th> <th>Acres/Sqft</th> <th>Rate</th> <th>Total Infl</th> <th>Fact</th> <th>Value</th> <th>70% Value</th> </tr> <tr> <td>PRIM</td> <td>11</td> <td>.920</td> <td>150,000</td> <td>150,000</td> <td></td> <td>150,000</td> <td>105,000</td> </tr> <tr> <td>Primary Site</td> <td></td> <td>40,075</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4"></td> <td>.920 acres</td> <td>Total Land value</td> <td>150,000</td> <td>105,000</td> </tr> </table>										Type	Use	Acres/Sqft	Rate	Total Infl	Fact	Value	70% Value	PRIM	11	.920	150,000	150,000		150,000	105,000	Primary Site		40,075										.920 acres	Total Land value	150,000	105,000																																																																																																
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Card 01 of 01 card

Town of Avon Residential Property Card

Property at 00007 ARLINGTON DRIVE Prop ID 6260007 Printed 14-Sep-2018 11:44 AM Design and Layout (C) Right/Angles

Administrative Information				Building Valuation Summary			
Owner name: HANUMANTU SURESH KUNAR Second name: Address: 7 ARLINGTON DRIVE City/state: AVON CT Zip: 06001				Dwelling Frame 2 story u/bsmt Area 979 191,290 Basement Full with walk A/C Yes 5,800 Heating Yes A/C Yes 11,100 Plumbing 3 F/B 1 H/B 3 Add'l fix. Uh/p Saunas 12,418 Attic Fully Finished Attic size: 330 76,700 Other Features UB Stks RR 18,440			
Map: 022 Clerk map: Lot: 6260007 Zone: R30 Vol: 722 Page: 788 Assesments Exemptions Last sale Assnt category Qty Amount Exempt Cat Amount Sale date: 31-Aug-2018 Resident Land .69 105,000 Sale price: 525,000 Resident Excess .15 790 Sale valid: Resident Dwelling 1.00 268,540 Values Summary Utilities Sales ratios Total assessments 374,330 Water Unionville Cost/sale: 1.0186 Total exemptions 374,330 Sewer Public sewer Mkt/sale: Net assessment 374,330 Gas CNG Assnt/sale: .7130				Sub-Total 315,748 Grade B+ Factor 1.3500 426,260 CDU C&D Factor 1.00 426,260 Depreciation 10 % 383,634 Computed cost value @ 70% 268,544			
Land Information Type Use Acres/SqFt Rate Total Infl Fact Value 70% Value PRIM 11 .690 150,000 150,000 150,000 105,000 Primary Site 30,056 RES 12 .150 7,500 1,125 1,125 788 Residual 6,534 .840 acres Total Land value 151,125 105,788				Building additions Category Type Area Value G Garages FR Attached frame LE 65 520 16,900 G Garages FSF Full-story fin o/gar 482 22,800 L Living Area AIR Air conditioning 482 1,000 L Living Area BSMT Basement addition 280 3,600 L Living Area FRFF Frame first floor 280 22,600 L Living Area AIR Air conditioning 280 600 P Porches, Patios, Decks DECK Wood deck 492 9,200 Total additions 76,700			
Residential Dwelling Information Subject Code Description Condominium Style 19 Modern Colonial BUCKINGHAM HERITAGE 04 FARNHAM GRAND Exterior Walls 04 Vinyl Siding Roof Material 01 Asphalt Shingles Roof Type 01 Gable Foundation 01 Poured Concrete Interior Walls 02 Drywall Floors 07 Hardwood/Carpet Heating System 02 Forced Hot Air Fuel 02 Natural Gas Attic 01 Fully Finished Grade 43 B+ Garage 22 Attached 2 car Area Over Gar. 01 Fully Finished Basement 04 Full with walk-o Bsm Fin Qual 03 Rec Room w/ Air Air Condition 01 Central Air Interior Cond 05 Good Exterior Cond 05 Good Actual Year Built: 2006							

Card 01 of 01 card

Town of Avon Residential Property Card

Property at 00007 ARLINGTON DRIVE Prop ID 6260007 Printed 14-Sep-2018 11:43 AM Design and Layout (C) Right/Angles

Administrative Information				Building Valuation Summary			
Owner name: HANUMANTU SURESH KUNAR Second name: Address: 7 ARLINGTON DRIVE City/state: AVON CT Zip: 06001				Dwelling Frame 2 story u/bsmt Area 979 200,860 Basement Full with walk A/C Yes 6,090 Heating Yes A/C Yes 11,100 Plumbing 3 F/B 1 H/B 3 Add'l fix. Uh/p Saunas 13,039 Attic Fully Finished Attic size: 330 80,595 Other Features UB Stks RR 19,109			
Map: 022 Clerk map: Lot: 6260007 Zone: R30 Vol: 722 Page: 788 Assesments Exemptions Last sale Assnt category Qty Amount Exempt Cat Amount Sale date: 31-Aug-2018 Resident Land .69 105,000 Sale price: 525,000 Resident Excess .15 790 Sale valid: Resident Dwelling 1.00 265,710 Values Summary Utilities Sales ratios Total assessments 371,500 Water Unionville Cost/sale: 1.0109 Total exemptions 371,500 Sewer Public sewer Mkt/sale: Net assessment 371,500 Gas CNG Assnt/sale: .7076				Sub-Total 330,793 Grade B+ Factor 1.3500 446,571 CDU C&D Factor 1.00 446,571 Depreciation 15 % 379,585 Computed cost value @ 70% 265,710			
Land Information Type Use Acres/SqFt Rate Total Infl Fact Value 70% Value PRIM 11 .690 150,000 150,000 150,000 105,000 Primary Site 30,056 RES 12 .150 7,500 1,125 1,125 788 Residual 6,534 .840 acres Total Land value 151,125 105,788				Building additions Category Type Area Value G Garages FR Attached frame LE 65 520 17,742 G Garages FSF Full-story fin o/gar 482 23,916 L Living Area AIR Air conditioning 482 1,086 L Living Area BSMT Basement addition 280 3,822 L Living Area FRFF Frame first floor 280 23,744 L Living Area AIR Air conditioning 280 631 P Porches, Patios, Decks DECK Wood deck 492 9,654 Total additions 80,595			
Residential Dwelling Information Subject Code Description Condominium Style 19 Modern Colonial BUCKINGHAM HERITAGE 04 FARNHAM GRAND Exterior Walls 04 Vinyl Siding Roof Material 01 Asphalt Shingles Roof Type 01 Gable Foundation 01 Poured Concrete Interior Walls 02 Drywall Floors 07 Hardwood/Carpet Heating System 02 Forced Hot Air Fuel 02 Natural Gas Attic 01 Fully Finished Grade 43 B+ Garage 22 Attached 2 car Area Over Gar. 01 Fully Finished Basement 04 Full with walk-o Bsm Fin Qual 03 Rec Room w/ Air Air Condition 01 Central Air Interior Cond 05 Good Exterior Cond 05 Good Actual Year Built: 2006							

Card 01 of 01 card		Town of Avon Residential Property Card																																																																																	
Property at 00011 CRANBROOK		Prop ID 6350011	Printed 14-Sep-2018 2:25 PM Design and Layout (C) Right/Angles																																																																																
<div> <div> <b>Administrative Information</b>  Owner name: KAUR ANTARPREET AND  Second name: SINGH PRABHJYOT  Address: 11 CRANBROOK  City/state: AVON CT Zip: 06001 </div> <div> <b>Location Information</b>  Map: 011 Clerk map: 13 005  Lot: 6350011 Neigh.: Zone: R40 Vol: 719 Page: 296 </div> </div>																																																																																			
<div> <div> <b>Assessments</b>  Assmt category Qty Amount Exempt Cat Amount  Resident Land .92 192,500  Resident Excess .08 420  Resident Dwelling 1.00 388,990  Resident Outldg 1.00 1,680 </div> <div> <b>Exemptions</b>  Exempt Cat Amount  Collinsville Public sewer 600  Gas 600  Total 1,266 </div> <div> <b>Summary</b>  Total assessments 583,590  Total exemptions 583,590  Net assessment 0 </div> <div> <b>Utilities</b>  Water Collinsville  Sewer Public sewer  Gas CNG </div> <div> <b>Cost/sale</b>  Cost value: 833,700  Rkt/sale: 1.1266  Asset/sale: .7886 </div> </div>																																																																																			
<b>Land Information</b> <table border="1"> <thead> <tr> <th>Type</th> <th>Use</th> <th>Acres/Sqft</th> <th>Rate</th> <th>Total</th> <th>Infl</th> <th>Fact</th> <th>Value</th> <th>70% Value</th> </tr> </thead> <tbody> <tr> <td>PRIM</td> <td>11</td> <td>.920</td> <td>275,000</td> <td>275,000</td> <td></td> <td></td> <td>275,000</td> <td>192,500</td> </tr> <tr> <td>Primary Site</td> <td>02</td> <td>40,075</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>RES</td> <td>12</td> <td>.080</td> <td>7,500</td> <td>600</td> <td></td> <td></td> <td>600</td> <td>420</td> </tr> <tr> <td>Residual</td> <td></td> <td>3,485</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">1.000 acres</td> <td>Total Land value</td> <td>275,600</td> <td></td> <td>192,920</td> <td></td> </tr> </tbody> </table>				Type	Use	Acres/Sqft	Rate	Total	Infl	Fact	Value	70% Value	PRIM	11	.920	275,000	275,000			275,000	192,500	Primary Site	02	40,075							RES	12	.080	7,500	600			600	420	Residual		3,485							1.000 acres				Total Land value	275,600		192,920																											
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Card 01 of 01 card		Town of Avon Residential Property Card	
Property at: 00026 LOVELY STREET		Prep ID 3060026	Printed 14-Sep-2018 11:33 AM Design and Layout (C) Right/Angles

  

Administrative Information				Building Valuation Summary			
Owner name: JOHNSTON CASSANDRA DORIS				Area: 1,073    143,880			
Second name:							
Address: 26 LOVELY STREET							
City/state: AVON CT      Zip: 06001							

  

Location Information							
Map: 005		Clerk map:					
Lot: 3060026		Neigh.: LV		Zone: R15		Vol: 717 Page: 910	
Assessments:		Amount		Exemptions		Last sale	
Asset category		Qty		Amount		Sale date: 28-Mar-2018	
Resident Land		.27		80,500		Sale price: 242,000	
Resident Dwelling		1.00		86,970		Sale valid:	
				Values			
				Mkt value :		239,243	
				Cost value:			
				Sales ratios			
Summary				Utilities		Cost/sale :	
Total assessments				Water		.9886	
Total exemptions				Sewer		Public sewer	
Net assessment				Gas		None	
				Asmt/sale:		.6920	

  

Land Information					
Type	Use	Acres/SqFt	Rate	Total Infl Fact	Value    70% Value
PRIR	11	.270	115,000	115,000	115,000    80,500
Primary site		11,761			
		.270 acres	Total Land value		115,000    80,500

  

Residential Dwelling Information					
Subject	Code	Description	Condominium		
Style	01	B ranch			
Exterior Walls	01	Clapboards			
Roof Material	01	Asphalt Shingles			
Roof Type	01	Gable			
Foundation	01	Poured Concrete			
Interior Walls	01	Plaster			
Floors	01	Hardwood			
Heating System	01	Hot Water			
Fuel	01	Oil			
Attic	99	None			
Grade	30	C			
Garage	22	Attached 2 car			
Area Over Gar.	99	None			
Basement	01	Full			
Bsmt Fin Qual	02	Rec Room w/o air			
Air Condition	99	None			
Interior Cond	05	Good			
Exterior Cond	05	Good			
			Actual Year Built: 1955		

  

Category				Type	Area	Value
P	Porches, Patios, Decks	FOFF	Frame open first flo		36	1,625
P	Porches, Patios, Decks	FOFF	Frame open first flo		128	5,777
G	Garages	FR	Attached frame LE 65		572	19,245
P	Porches, Patios, Decks	UTIL	Utility building		42	889
					Total additions	27,536