BOARD OF FINANCE REGULAR MEETING MINUTES SEPTEMBER 17, 2018

I. <u>CALL TO ORDER</u>

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. <u>PLEDGE OF ALLEGIANCE</u>

The Pledge of Allegiance was led by Margaret Bratton.

III. <u>COMMUNICATION FROM THE AUDIENCE</u> (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. <u>MINUTES OF PRECEDING MEETING</u>:

August 27, 2018 Meeting

Page 3, Item 18/19-06, 13th 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:

<u>RESOLVED</u>: 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. <u>OLD BUSINESS</u>

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. <u>NEW BUSINESS</u>

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 31st 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:

<u>RESOLVED</u>: 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. <u>TOWN MANAGER'S REPORT</u>

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. <u>OTHER BUSINESS</u> – No other items were discussed.

IX. <u>EXECUTIVE SESSION</u>: Collective Bargaining

On a motion made by Tom Harrison, seconded by Ken Birk, it was voted: **<u>RESOLVED</u>**: 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.

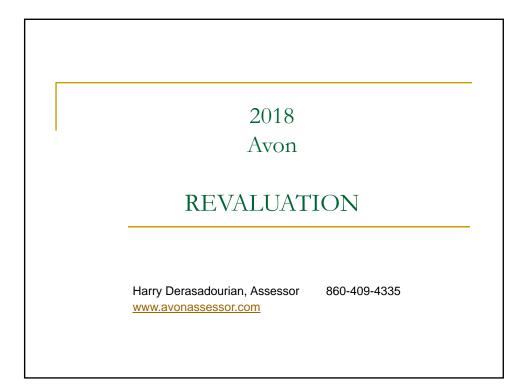
X. <u>ADJOURN</u>

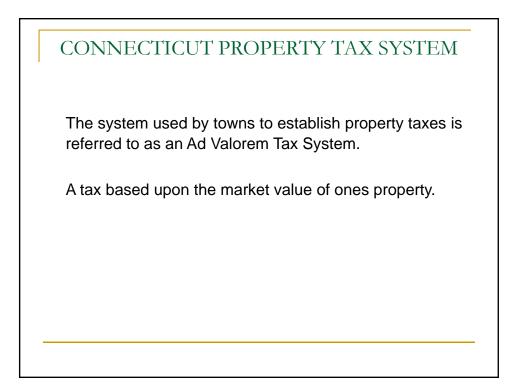
On a motion made by Michael Oleyer, seconded by Katrina Marin, it was voted: **<u>RESOLVED</u>**: That the Board of Finance adjourn the meeting at 8:47 p.m. Messrs: Harrison, Birk, Hamilton, Oleyer and Mmes: Bratton, Durdan, and Marin voted in favor.

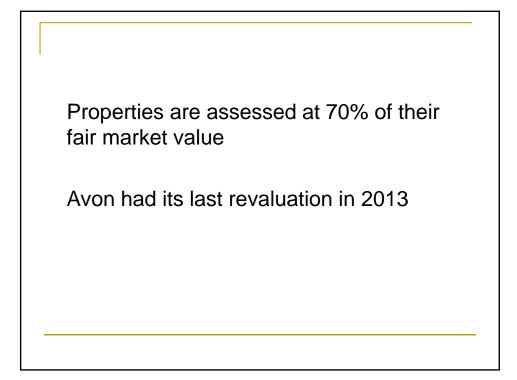
> Respectfully Submitted, Cathy Durdan, Vice Chair/Secretary

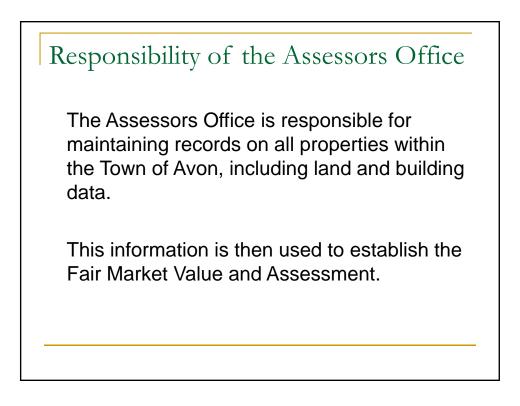
Attest: Jennifer Worsman, Clerk

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

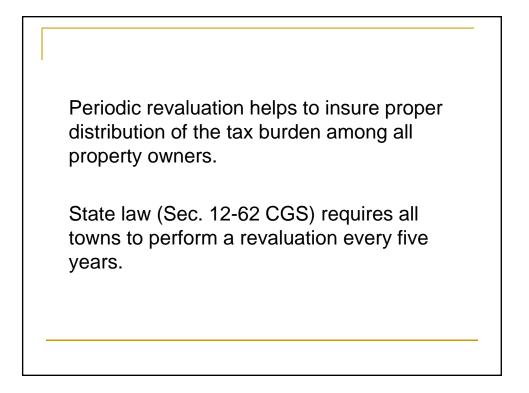








Oct	ober 1,	2017 G1	rand Li	St
Category	# of Accounts	Gross Assessment	Exemptions	Net Assessmen
Real Estate				
Residential	5,361	\$ 1,715,389,880	\$ 3,178,770	\$ 1,712,211,110
Condominiums	1,828	309,650,300	750,620	308,899,680
Commercial	217	304,020,710		304,020,710
Industrial	22	20,528,890		20,528,890
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
Total Taxable Property		\$ 2,645,859,900	30,274,340	\$ 2,615,585,560
Tax Exempt Real Estate	226	\$ 241,516,850		\$ 241,516,850



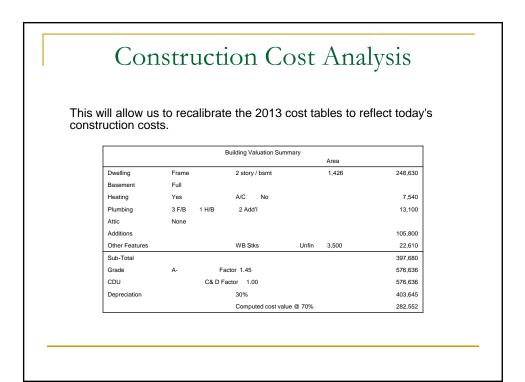
Revaluation	Process
Initial Assessment S	ales Ratio Study
ablish the level at which our o ared to recent sales	current Assessments represent
Presently Avon's ratios are is	as follows -
Single family homes	71.15
(Assessment ÷ sales price = r	atio)
(Assessment ÷ ratio = market	value)

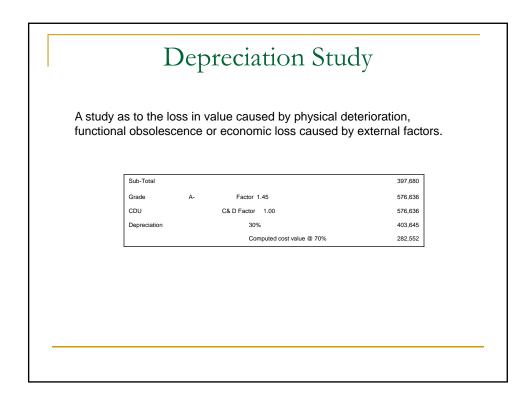
	Annua	I Report St	atis	tics for – Ave	on		
List Year: 2016		Office of Pol Intergovernmen 450 Capital Ave Hartford, Cl	tal Relation	ations Division MS#54FOR			
	Non –Usable	Useable		Assessment		Sales	Mediar
Residential	60	340	\$	103,161,310	\$	141,823,931	71.15
Comm/Industrial/Utility	0	4		1,603,120		2,630,000	64.78
Vacant Land	8	4		396,290		680,000	60.4
Apartments	0	0		0		0	0.0
Total	68	348	\$	105,160,720	\$	145,133,931	70.96
		Distributiv	e Si	tatistics			
	Mean	Agg Mean		COD		COV	Regressivit Inde
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	0.0
Total	71.92	72.46		10.51		13.39	0.9

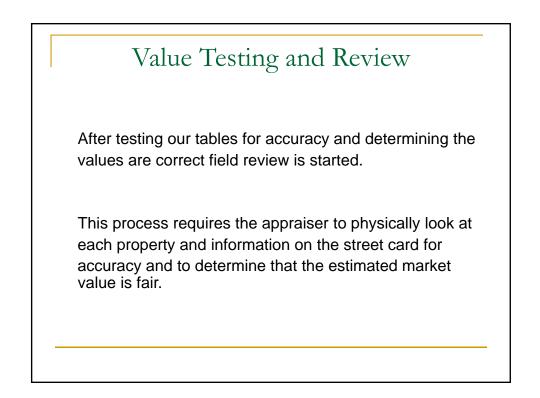
Three Approaches to Value
Cost Approach
Sales Comparison Approach
Income Approach

roperty at 00028 HIGH GATE DRIVE	Prop ID	680028 Printed 14-Sep-2018 11:36 AM Design and Layout (C) Ri	
Administrative Informatio			ight/Angle
Owner name: INGRAHAM BETSY Second name: Address: Address: 28 HIGH GATE DRIVE City/state: AVON Location Information Location Clerk mpr: Location Score: Assessments Examptions Assessments Convert RAD	Zip: 06001	Building Valuation Summary Duelling Frame 2 story w/bast 1,426 Basement Full 1,426 1,426 Heating Yes A/C Yes 1,426 Plumbing 3 F/B 1 H/B 2 Adril fix. 1 Wh/p Additions Other Features WB Stks RR	248,630 7,540 13,100 105,800 22,610
Resident Land .92 122,500 Resident Dweling 1.00 282,560 Utilities	Sale price: 550,000 Sale valid: 		397,680 576,636 576,636 403,645 282,552
Total assessments 405,060 Water Avon Total exemptions Sewer Septic	Cost/sale : 1.0521 Mkt/sale :	Building additions	
let assessment 405,060 Gas CNG Land Information Type Use Acres/SqFt Rate Total Infl Fac 787LH 11 - 920 175,000 175,000	Assmt/sale: .7365	Category Type Area P Porches, Patios, Deck DECK Wood deck 334 L Living Area FRFF Frame first floor 456 L Living Area AIN BSMT Basenet addition 456 G Garages FRL Attached frame GI 65 702	Value 7,200 37,600 6,100 1,000 22,200
rimary Site 40,075 .920 acres Total land valu		L Living Area FBF Frame first floor 92 L Living Area BSNT Basent addition 92 L Living Area AIR Air conditioning 92 L Living Area OVER Frame Overhang 31 L Living Area AIR Air conditioning 31 G Garages FSF Full-story fin o/gar 421 L Living Area AIR Air conditioning 421	7,400 1,200 2,000 100 19,900 900
Residential Dwelling Informat —Subject———Code——Description——-			
Style 04 Colonial Exterior Walls 01 Clapboards	y Height 2.0		
Toundation 01 Poured Concrete Total Rooms Floors 07 Bardwood/Carpeti Family Rooms Floors 07 Bardwood/Carpeti Family Rooms title Corport Carpeti Family Rooms title 20 Natural Gas Half Baths Half Bath	10 Garage cars 2 5 Unfinished area 1 Dorner Linear f 3 Masonry trim sf 1 Finish bast sz 2 Rec Room Size 2 Living area 3,862 4 Living units 1 1 1	Total additions	105,800

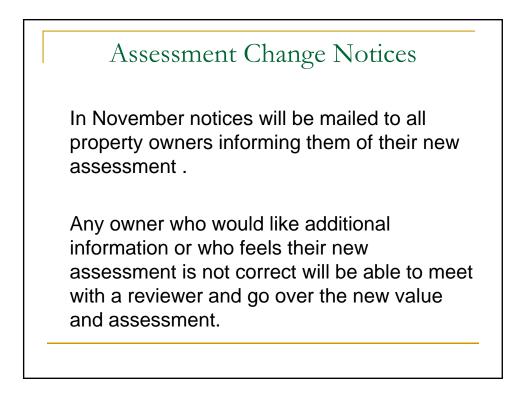
	Current la	nd values are estal	blished				
			Land Info	mation			
Туре	Use	Acres / SqFt	Rate	Total In	fl Fact	Value	70% Value
PRIM	11	.920	175,000			175,000	122,5
Primary S	ite	40,075					
				Total land		175,000	122,50

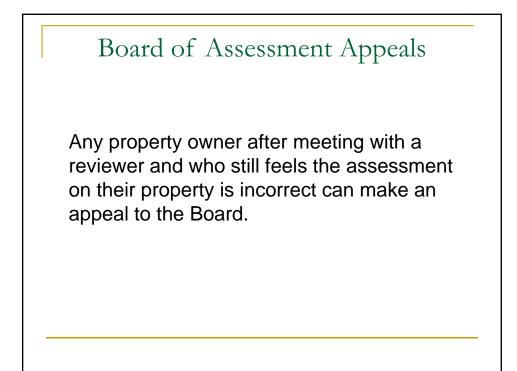












roperty at 00028 HIGH GATE DRIVE					Deductor	4 41 0	2018	44.7E M Davis			ni -1 + / + 1
			Prop ID 2	680028	Printe			11:35 AM Desig		ayout (C)	Right/Ang
Administr Owner name: INGRAHAM BE	ative Information					Build	ding V	aluation Summar	У	Area	
Second name: Address: 28 HIGH GATE	DRIVE			Dwelling Basement	Frame Full	1	2 stor	y w/bsmt		1,426	261,060
City/state: AVON CT	Zi tion Information	ip: 06001		Heating Plumbing	Yes 3 F/B		A/C	Yes d'lfix. 1Wh		Saunas	7,910
Map: 012 Clerk map: Lot: 2680028 Neigh.:		ol: 717 Page: 28	80	Attic	None	т н/в	2 AO	Attic size		saunas	13,100
Assessments	Exemptions	Last sale	e	Other Feat	ures	WB	Stks	RR			23,490
Assmt category Qty Amount E Resident Land .92 105,000 Resident Dvellng 1.00 274,850	xempt Cat Amount	: Sale date: 06-M Sale price: Sale valid:	Mar-2018 550,000	Sub-Total Grade	A-		Facto	r 1.4500			416,595
neering 1.00 Eriyoso		Values-		CDU	N -	C&D		r 1.00			604,063
		Mkt value :		Depreciatio	on			35 %			392,641
Summary		Cost value: Sales rati	542,643					Computed cos	t value	a 70%	274,849
Total assessments 379,850 W Total exemptions S	ater Avon ewer Septic	Cost/sale : Mkt/sale :	. 9866				Build	ing additions			
Net assessment 379,850 G	as CNG	Assmt/sale:	. 6906	Category P Porches		Beele	Туре	Hand dools		Area	Valu
Land	Information			L Living	s, Patios, Area	Decks	FRFF	Wood deck Frame first fl	700	384 466	7,53
				L Living	Area		BSMT	Basement addit		466	6,36
Type Use Acres/SqFt Rate	Total Infl Fact		% Value	L Living			AIR	Air conditioni		466	1,05
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		,	100,000								
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.920 acres Mesidential Style	Duelling Information Cond Story H Total Rooms Family Rooms Family Rooms Full Baths Half Baths Half Baths Whirlpools Saunas	loginium leight 2.0 0 Garage cars 5 Unfinished are 1 Dormer Linear 2 Masonry trin s 1 Finish bamt sz 2 Rec Room Size 2 Rec Room Size	105,000 2 ea f f sf 2,996 3,862	L Living L Living L Living L Living L Living G Garages	Area Area Area Area S		BSMT AIR OVER AIR FSF	Basement addit Air conditioni Frame Overhang Air conditioni Full-story fin	ion ng ng o/gar ng	92 92 31 31 421 421	1,25 20 2,10 7 20,88 94
.920 acres Residential Style Code Cascription- Style Cascription- Style Cascription- Style Code Cascription- Strefor Valls Of Clasheds Roof Marterial Of Apple Cascription Therfor Valls Of Spyle Netroine Cascription Cascription Therfor Valls Of Poured Concrete Therfor Valls Of Poured Concrete Therfor Valls Of Netroine Cascription Stread Of Ar Carage 22 Attached 2 car Area Over Caro 9 None Dat Constron 0 Central Air Condition Dat Cascription Castral Cascription Stread Over Caro 1 Central Air Condition Of Central Air Condition Data Cascription Cascription Cascription Cascription Stread Over Caro 1 Central Air Condition Of Central Air Condition Of Central Air Cascription Data Cascription	Duelling Information Cond Story H Total Rooms 11 Bedrooms Fault Machines Fault Machines Hole Starks Whirlpools Saunas H/F stacks	loginium leight 2.0 0 Garage cars 5 Unfinished are 1 Dormer Linear 2 Masonry trin s 1 Finish bamt sz 2 Rec Room Size 2 Rec Room Size	105,000 2 ea f f sf 2,996 3,862	L Living L Living L Living L Living L Living G Garages	Area Area Area Area S		BSMT AIR OVER AIR FSF	Basement addit Air conditioni Frame Overhang Air conditioni Full-story fin	ion ng ng o/gar ng	92 92 31 31 421 421	1,25 20 2,10 7 20,88 94
-920 acres Residential -Subject Cade Description- Style O4 Colonial Exterior Walls O1 Clapbalt Shingles Foundation 01 Pouved concrete Interior Walls O2 Poyvall Floors 07 Hardwood/Carpeti Heating System C2 Forced Hot 20 Statis 09 None Grade 02 Acressed C2 Car Area Dura Gar, 99 None Basement 01 Full Basement 01 Full Basement 01 Full	Duelling Information Cond Story H Total Rooms 1 Badrooms 1 Family Rooms 7 Half Baths Half Baths Addtm'l fixtures While Dools Saunas W/M stacks W/M stacks W/B openings	loginium leight 2.0 0 Garage cars 5 Unfinished are 1 Dormer Linear 2 Masonry trin s 1 Finish bamt sz 2 Rec Room Size 2 Rec Room Size	105,000 2 ea f f sf 2,996 3,862	L Living L Living L Living L Living L Living G Garages	Area Area Area Area S		BSMT AIR OVER AIR FSF	Basement addit Air conditioni Frame Overhang Air conditioni Full-story fin	ion ng ng o/gar ng	92 92 31 31 421 421	7,80; 1,25; 2,10; 2,10; 2,0; 2,0; 3,0; 2,0; 3,0; 2,0; 3,0; 2,0; 3,0; 2,0; 3,0; 3,0; 3,0; 3,0; 3,0; 3,0; 2,0; 3,0; 2,0; 3,0; 2,0; 3,0; 2,0; 3,0; 2,0; 3,0; 2,0; 3,0; 2,0; 3,0; 2,0; 3,0; 2,0; 3,0; 2,0; 3,0; 2,0; 3,0; 2,0; 3,0; 2,0; 2,0; 2,0; 2,0; 2,0; 2,0; 2,0; 2

Property at 00007 ARLINGTON DRIVE		Prop ID 620	60007	Printed 14-Sep	-2018 11:44 AM Des	ign and Layout (C)	Right/Angl
	ative Information			Bui	ding Valuation Sum		
Map: 022 Clerk map: Lot: 6260007 Neigh.: E Assessments		Page: 788 ast sale ite: 31-Aug-2018	Basement Heating Plumbing	Full with walk Yes 3 F/B 1 H/B Fully Finished	2 story w/bsmt A/C Yes 3 Add'L fix. Attic si 3 Stks RR	Area 979 Wh/p Saunas ize: 330	191,290 5,800 11,100 12,418 76,700 18,440 315,748
Resident Excess .15 790 Resident Dwellng 1.00 268,540 Summary	Sale va Mkt val Cost va	lid: Values Lue :			Factor 1.3500 Factor 1.00 10 % Computed (cost value a 70%	426,260 426,260 383,634 268,544
Total assessments 374,330 V Total exemptions 55	later Unionville Cost/sa lewer Public sever Mkt/sa	le: 1.0186			Building addition:		
Net assessment 374,330 G	as CNG Assmit/s	ale: .7130	Category G Garages G Garages		Type FR Attached fra FSF Full-story 1	fin o/gar 482	Value 16,900 22,800
Type Use Acres/SqFt Rate PRIM 11 .690 150,000 1 Primary Site 30,056 88 32 .150 7,500 Residual 6,534 6,534	Total Infl Fact Val 50,000 150,0 1,125 1,1	105,000	L Living A L Living A L Living A L Living A P Porches,	rea	AIR Air conditi BSMT Basement add FRFF Frame first AIR Air conditio DECK Wood deck	floor 280	1,000 3,600 22,600 600 9,200
.840 acres	Total land value 151,1	25 105,788					
Subject Code Description Style 19 Modern Colonial Exterior Walls O4 Vinyl Siding Roof Material O1 Asphalt Shingles	BUCKINGHAM HERITAGE 04 FA	RNHAM GRAND					
Reof Type 01 Gable Foundation 01 Poured Concrete Interior Walls 02 Drywall Floors 07 Hardwood/Carpeti Heating System 02 Forced Not Air Fuel: 02 Natural Gas Grade 32 Hity Finished Grade 32 Attached 2 car Area Over Gar. 01 Fully Finished Basement 04 Fully Finished 2 Basement 04 Fully Finished 2 Hair Condition 01 Central Air Interior Cond 05 Good Exterior Cond 05 Good	led-rooms 4 Un fini Family Rooms 1 Dormer Full Baths 3 Masonr Half Baths 1 Finish Addtn'l fixtures 4 Whirlpools Living Saunas # Livi N/F stacks 1	ished area - Linear f -y trim sf - bsmt sz Joom Size Joom Size 760 Jarea 3,050 ing Units 1				Total additions	76,700

roperty at 00007 ARLINGTON DRIVE	Prop ID 6	260007	Printe	d 14-Sep-2	2018 1	11:43 AM Desig	n and L	ayout (C)	Right/Angl
Administrative Information				Build	ing Va	luation Summar	у		
Owner name: HANUMANTU SURESH KUMAR Second name: Address: 7 ARLINGTON DRIVE	Zip: 06001	Dwelling Basement	Frame Full wit Yes	h walk	story /c 1	/w/bsmt		Area 979	200,860
City/state: AVON CT Location Information	21p: 06001	Heating Plumbing	3 F/B	1 H/B			/p	Saunas	6,090 11,100
Map: 022 Clerk map:		Attic	Fully Fi		JAG	Attic size		Jacinas	13.039
Lot: 6260007 Neigh.: BH Zone: R30	Vol: 722 Page: 788	Additions	racey ri	maned		ALLIG SILC	. 550		80,595
Assessments Exemptions	Last sale	Other Feat	ures	WB	Stks	RR			19,109
	unt Sale date: 31-Aug-2018								
Resident Land .69 105,000	Sale price: 525,000	Sub-Total							330,793
Resident Excess .15 790 Resident Dwellng 1.00 265,710	Sale valid:	Grade	B+			1.3500			446,571
Resident Dwelling 1.00 205,710	Nkt value :	Depreciati		C&D	ractor	15 %			379,585
	Cost value: 530,714	Depreciati	on			Computed cos	t value	a 707	265,710
SummaryUtilities	Sales ratios					compared cos	e varue	0 10%	203,110
Total assessments 371,500 Water Unionville Total exemptions Sever Public seven				1	Buildi	ing additions			
Net assessment 371,500 Gas CNG	Assmt/sale: .7076	Category			Туре			Area	Valu
		G Garage				Attached frame		520	17,74
Land Information		G Garage				Full-story fin		482	23,91
		L Living				Air conditioni		482	1,08
Type Use Acres/SqFt Rate Total Infl Fact PRIM 11 .690 150.000 150.000		L Living				Basement addit Frame first fl		280 280	3,82
PRIM 11 .690 150,000 150,000 Primary Site 30.056	150,000 105,000	L Living				Air conditioni		280	25,74
RES 12 .150 7,500 1,125	1,125 788		s, Patios,			Wood deck	ng	492	9,65
Residual 6,534	1,125 100	r rorein	s, racios,	Decks	VECK	WOOD GECK		472	9,05
.840 acres Total land value	151,125 105,788								
Residential Dwelling Informat	ion andominium								
Subject-Code-Description-Code-Style 19 Modern Colonial BUCKINGHAM HERIT									
Exterior Walls 04 Vinvl Siding	NGE 04 PARAMAN GRAND								
Roof Material O1 Asphalt Shingles Stor	y Height 2.0								
Roof Type 01 Gable									
Foundation 01 Poured Concrete Total Rooms	9 Garage cars 2						Total a	additions	80,59
Interior Walls 02 Drywall Bedrooms	4 Unfinished area	L							
Floors 07 Hardwood/Carpeti Family Rooms Heating System 02 Forced Hot Air Full Baths	1 Dormer Linear f								
Heating System 02 Forced Hot Air Full Baths Fuel 02 Natural Gas Half Baths	3 Masonry trim sf 1 Finish bamt sz								
Attic 01 Fully Finished Addtn'l fixtures									
Grade 43 B+ Whirlpools	Living area 3.050								
Garage 22 Attached 2 car Saunas	# Living Units 1								
Area Over Gar. 01 Fully Finished M/F stacks	in and in the second seco								
	1								
Basement 04 Full with walk-o W/B stacks	4								
Bsmt Fin Qual O3 Rec Room W/ Air W/B openings	1								
Bsmt Fin Qual O3 Rec Room W/ Air W/B openings Air Condition O1 Central Air	1								
Bsmt Fin Qual O3 Rec Room W/ Air Air Condition O1 Central Air Interior Cond O5 Good	Year Built: 2006								

Property at 00011 CRANBROOK		Prop ID 6	350011 Printed 14	-Sep-2018 2:25 PM Design	n and Layout (C)	Right/Ang
	tive Information			Building Valuation Summary		
Map: 011 Clerk map: Lot: 6350011 Neigh.:	YOT Zip: Zip: Zip: Zone: R40 Vol: Exemptions Exemptions	: 06001 : 719 Page: 296 -Last sale sale date: 01-Jun-2018 Sale price: 740,000 Sale valid:	Attic None Additions Other Features Mason Tri Sub-Total Grade A-	Factor 1.4500		225,030 6,820 11,600 133,800 5,990 383,240 555,698
Resident Dwellng 1.00 388,990 Resident Outbldg 1.00 1,680 		Values Nkt value : Cost value: 833,700 Sales ratios	CDU Depreciation	C&D Factor 1.00 % Computed cost	t value a 70%	555,698 555,698 388,989
Total assessments 583,590 Wa Total exemptions Se	ter Collinsville (wer Public sever	Cost/sale : 1.1266 Mkt/sale :		Building additions		
Net assessment 583,590 Ga	is CNG /	Assmt/sale: .7886	Category G Garages G Garages	Type FRL Attached frame FSF Full-story fin AIR Air conditioni	o/gar 534	Valu 23,90 25,20 1,10
PR1M 11 (20 275,000 27 Primary Site 40,075 RES 12 .080 7,500 Residual 3,485	Total Infl Fact 5,000 600 Total land value	Value 70% Value 275,000 192,500 600 420 275,600 192,920	L Living Area L Living Area	BSNT Basement addit FRFF Frame first flu AIR Air conditioni BSNT Basement addit RFFF Frame first flu AIR Air conditioni Cks BPAT Brick/flegstom BSNT Basement addit FRFF Frame first flu AIR Air conditioni	tion 378 oor 378 ng 378 tion 65 oor 65 ng 65 e pati 144 tion 392 oor 392 ng 392	4,90 30,50 80 5,30 10 2,30 5,10 31,70 80
Residential C	welling Information	ninium	L Living Area	FRFF Frame first flo	oor 16	1,30
Style 19 Modern Colonial Exterior Walls 01 Clapboards Roof Material 01 Asphalt Shingles						
Roof Type 01 Gable Foundation 01 Poured Concrete Interior Walls 02 Drywall	Total Rooms 10 Bedrooms 4	Garage cars 3 Unfinished area			Total additions	133,80
Floors 01 Hardwood	Family Rooms 1	Dormer linear f Masonry trim sf 250		Outbuilding Information		
Fuel 02 Natural Gas Attic 99 None Grade 47 A- Garage 23 Attached 3 car Area Over Gar. 01 Fully Finished Basement 01 Full	Half Baths 1 Addtn'l fixtures 4	The second secon	Description RST Frame Utility Shed	Wid Len Area Rate Year 12 20 240 20.00 2014		epr Val 50 2,4
Exterior Cond 05 Good	Actual Year	Built: 2013	Value at 70%	1,680	Value at 100%	2,4

Property at 00011 CRANBROOK	Prop II	6350011 Printed 14-Sep-	2018 2:25 PM Design and	Layout (C) Right//
Administrative		Build	ing Valuation Summary	
Owner name: KAUR ANTARPREET A Second name: SINGH PRABHJYOT Address: 11 CRANBROCK City/state: AVON CT 	Zip: 06001	Basement Full Heating Yes A	story w/bant // Yes // Add'l fix, Wh/p	Area 1,242 236,2 7,1 Saunas 11,6
	ne: R40 Vol: 719 Page: 296	Attic None Additions Other Features Mason Trim	Attic size: M Stks	140,6
Resident Land .92 140,000 Resident Excess .08 420 Resident Dwellng 1.00 367,080 Resident Outbldg 1.00 1,680	tilities Aller aller of aller of aller all		Factor 1.4500 Factor 1.00 10 % Computed cost value	401,8 582,6 582,6 524,4 e @ 70% 367,0
Total assessments 509,180 Water Total exemptions Sever	Collinsville Cost/sale : .9830 Public sever Mkt/sale :		Building additions	
Net assessment 509,180 Gas	CNG Assmt/sale: .6881	G Garages G Garages	Type FRL Attached frame GT 65 FSF Full-story fin o/gar	Area Va 756 25, 534 26,
Type Use Acres/SqFt Rate Total PRIM 11 .920 200,000 200,000 Primary Site 40,075 75 75 RES 12 .080 7,500 600 Residual 3,485 .090 .000 .000	,	L Living Area L Living Area L Living Area L Living Area L Living Area L Living Area P Porches, Patios, Decks L Living Area	AIR Air conditioning BSNT Basement addition FRFF Frame first floor AIR Air conditioning BSNT Basement addition FRFF Frame first floor AIR Air conditioning BFAT Brick/flagstone pati BSNT Basement addition FRFF Frame first floor	534 1, 378 5, 378 32, 378 65 65 65 5, 65
	land value 200,600 140,420	L Living Area	AIR Air conditioning FRFF Frame first floor	392 33, 392 16 1,
	Condominium Story Height 2.0 Rooms 10 Garage cars 3			additions 140,
	y Rooms 1 Dormer Linear f	Out	building Information	
Fuel 02 Natural Gas Haif Attic 09 None Addtn Grade 47 A- Grade 23 Attached 3 car Sauna Area Over Gar. 01 Fully Finished N/F s Basement 01 Full W/B s Basm Fin Gual 01 Unfinished W/B s	Baths 1 Finish bsat sz "L fixtures 4 Rec Room Size pools Living area 3,869 s // Living Units 1 tacks 1	Description Wid L RST Frame 12 2 Utility Shed		RCN Depr V 4,800 50 2
Interior Cond 05 Good	Actual Year Built: 2013	Value at 70% 1	,680 Value	e at 100% 2

	LOVELY STREET			Prop ID 3	060026	Printe	d 14-Sen	-2018 1	1-33 AM /	esion and	Layout (C)	Right /Ang
		ative Information		1100 10 0	000020						Luyout (c)	kight/Ang
Ouner n	ame: JOHNSTON CA			1			Build	aing va	luation Su	innary	Area	
Second	name:				Dwelling Basement	Frame Full		1 story	v w/bsmt		1,073	137,030
	ate: AVON CT	Zi	p: 06001		Heating	Yes		A/C B	lo			
		tion Information		· · · · · · · · · · · · · · · · · · ·	Plumbing	1 F/B	н/в	1 Add	"L fix.	Wh/p	Saunas	500
Map: 005 Lot: 3060026	Clerk map:	V Zone: R15 Vo	L: 717 Page:	910	Attic Additions	None			Attic	size:		26,100
Assess	ments	Exemptions	Last sa		Other Featu	ires	WB	Stks	RR			15,700
Assmt category		xempt Cat Amount	Sale date: 28									
Resident Land Resident Dwellng	.27 80,500 1.00 81,600		Sale price: Sale valid:	242,000	Sub-Total Grade	c		Factor	1.0000			179,330
Real Gente Dweeting	1.00 01,000		Values		CDU		CRD	Factor				179,330
			Mkt value :		Depreciatio	n			35 %			116,565
			Cost value:	231,571					Computed	cost val	ue a 70%	81,596
Total assessments			Sales ra Cost/sale :	.9569				Buildi	ng additio	ns		
Total exemptions Net assessment	162,100 6	ever Public sever as None	Mkt/sale : Assmt/sale:	.6698	Category			Туре			Агеа	Vals
net assessment	102,10010	as none	Assinc/sace.	.0070	P Porches	, Patios,	Decks		Frame oper	first fl		1.50
	Land	Information			P Porches	, Patios,	Decks	FOFF	Frame oper	first fl	o 128	5,50
	1	Total Infl Fact	Value 7		G Garages				Attached f Utility bu		5 572 42	18,30
PRIM 11	s/SqFt Rate .270 115,000 1 1,761	15,000	115,000	0% Value 80,500	P Porches	s, Patios,	Decks				42	0.
PRIM 11	.270 115,000 1				P Porches	s, Patios,	Jecks				-	0.
PRIM 11	.270 115,000 1				P Porches	, Patios,	Jecka					64
PRIM 11 Primary Site 1	.270 115,000 1 1,761 .270 acres Residential	15,000 Total land value Dwelling Information	115,000	80,500	P Porchet	, Patios,	Jecka					6.
PŘÍM 11 Primary Site 1 ——Subject———Cod	.270 115,000 1 1,761	15,000 Total land value	115,000	80,500	P Porchet	, Patios,	Jecks					0.
PRIM 11 Primary Site 1 —Subject——Cod Style 01 Style 01 Exterior Walls 01	.270 acres .270 acres Residential i e—Description— Ranch Clepboards	Total land value Dwelling Information Cond	115,000 115,000 ominium	80,500	P Porches	, Patios,	Jecks					0.
PEIM 11 Primary Site 1 —Subject——Cod Style 01 Exterior Walls 01 Exterior Walls 01	.270 115,000 1 1,761 .270 acres Residential e—Bescription Ranch Clapboards Asphalt Shingles	Total land value Dwelling Information Cond	115,000	80,500	P Porches	, Patios,	Jecks					0.
PRIM 11 Primary Site 1 —Subject—Cod Style Cod Style Cod Roof Material 01 Roof Type 01	.270 acres .270 acres Residential 1 e	Total land value Duelling Information Cond Story H	115,000 115,000 ominium eight 1.0	80,500	P Porches	, Patios,	JUCKS				_	
PRIM 11 Primary Site 1 —Subject——Cod Style 01 Exterior Walls 01 Roof Material 01 Roof Myre 01 Of Dundation 01	.270 acres .270 acres Residential (e-Description- Ranch Clapboards Asphalt Shingles Gable Poured Concrete	Total land value Dvelling Information Cond Story H Total Rooms	115,000 115,000 minium eight 1.0 Garage cars	80,500	P Porches	, Patios,	JUCKS				L additions	
PRIM 11 Primary Site 1 SubjectCod Style 01 Exterior Walls 01 Roof Material 01 Roof Material 01 Interior Walls 01 Interior Walls 01	.270 acres .270 acres Residential (e-Description Clapboards Asphalt Shingles Gable Poured Concrete Plaster Hardwood	Total land value Deelling Information Cond Story H Total Rooms Bedrooms Family Rooms	115,000 115,000 minium eight 1.0 5 Garage cars 3 Unfinished a Dormer Linee	80,500 80,500	P Porches	, Patios,					_	
-Subject 1 -Subject 1 -Subject 0 Style 0 Stretroir Valls 0 Roof Type 0 Foundation 0 Foundation 0 Floors 0 Floors 0 Floors 0 Floors 0 Style 1 Style 1 St	.270 acres Residential — Description Ranch Clapboards Asphat Shingles Gable Poured Concrete Plaster Hardwood Hot Water	Total Land value Deelling Information Cond Cond Story H Total Rooms Family Rooms Fa	115,000 115,000 minium eight 1.0 Garage cars Unfinished a Durfinished a Durfinished a	80,500 80,500 rea r f	P Porchei	, Patios,					_	
PRIM 11 Primary Site 1 	.270 arres Residential I e-excription Reshords Asphalt Shingles Gable Poured Correte Plaster P	Total land value Duelling Information Cond Total Rooms Full Baths Full Baths	115,000 115,000 eight 1.0 Garage cars Junfinished a Dormer Linee Honsonry trim Finish bamt	80,500 80,500 2 rea r f sz	P Porches	, Patios,					_	
PAIM 11 Primary Site 1 Style 01 Exterior Valls 01 Roof Material 01 Roof Material 01 Roof Material 01 Filosra 0	.270 acres .270 acres Residential i — Becription Ranch Clapboards Asphait Shingles Gable Poured Poured Hardwood Hot Water Oil None	Total land value Total land value Deelling Information Cond Bedrooms Bedrooms Full Baths Haif Baths Haif Saths	115,000 115,000 minium eight 1.0 5 Garage cars 5 Unfinished a Dormer Linee Masonry trim Finish bast I Rec Room Siz	80,500 80,500 rea 2 ref sf sz e 560	P Porchei	, Patios,					_	80 26,10
PRIM 11 Primary Site 1 Subject-Cod Style Cor Vallo Of Boot Patrial 00 Roof Typerial 00 Roof Typerial 00 Interior Vallo 01 Interior Vallo 01 Heating System 01 Attic 93 Grade 30	.270 acres Residential I -270 acres Residential I 	Total land value Dvelling Information Cond Story H Total Rooms Feally Rooms Feally Rooms Addfn't fixtures Addfn't fixtures	115,000 115,000 115,000 115,000 eight 1.0 5 Garage cars 3 Unfinished a Dormer Lineo Masonry trib Finish bast 1 Rec Room Siz Living area	80,500 80,500 rea r f sf s2 560 1,073	P Porchei	, Patios,					_	
PRIM 11 Primary Site 1 Subject	.270 acres Residential -270 acres Residential Becriptical Asphalt Shingles Gale Plaster Plaster Plaster Oil be be children oil be oil children oil	Total land value Total land value Deelling Information Cond Bedrooms Bedrooms Full Baths Haif Baths Haif Saths	115,000 115,000 minium eight 1.0 5 Garage cars 5 Unfinished a Dormer Linee Masonry trim Finish bast I Rec Room Siz	80,500 80,500 rea r f sf s2 560 1,073	P Porchei	, Patios,					_	
-Subject 1 -Subject Cod Style 0 Streior Valls 01 Roof Type 01 Roof Type 01 Interii(Nalls 01 Roof Type 01 Roof Type 01 Roof Type 01 Roof Type 01 Roof Type 01 Roof Type 01 Roof 10 Roof 10	.270 acres Residential -Resi	Total land value Deelling Information Cond Story H Total Booms Faulty Booms Faulty Rooms Faulty Rooms Addtrol / fixtures Horizonta N/F macks N/F macks	115,000 115,000 minium might 1.0 5 Garage cars 3 Unfinished a borser linee Masonry trim Bencishossis Living area # Living Unit	80,500 80,500 rea r f sf s2 560 1,073	P Porches	, Patios,					_	
-Subject 1 -Subject 0 Style or Valle 0 Style or Valle 0 Style or Valle 0 Foundation 0 Foundati	.270 115,000 1 1,761 .270 acres Residential i ——Rench Clapboards Pourde Concrete Plaster Hardwood Hot Uater Oil None C Ecched 2 can Wome Full Rese Room w/o air	Total land value Deelling Information Cond Story H Total Booms Faulty Booms Faulty Rooms Faulty Rooms Addtrol / fixtures Horizonta N/F macks N/F macks	115,000 115,000 minium eight 1.0 5 Garage cars 5 Unfinished a Dormer Lince Masonry tria Masonry tria 1 Rec Room Siz Living area # Living Uni	80,500 80,500 rea r f sf s2 560 1,073	P Porchei	, Patios,					_	
-Subject 1 -Subject Cod Style 0 Streior Valls 01 Roof Type 01 Roof Type 01 Interii(Nalls 01 Roof Type 01 Roof Type 01 Roof Type 01 Roof Type 01 Roof Type 01 Roof Type 01 Roof 10 Roof 10	.270 acres Bacidential I -Beseidential	Total land value Deelling Information Cond Story H Total Booms Faulty Booms Faulty Rooms Faulty Rooms Addtrol / fixtures Horizonta N/F macks N/F macks	115,000 115,000 minium might 1.0 5 Garage cars 3 Unfinished a borser linee Masonry trim Masonry trim time linee Masonry trim time linee Masonry trim time linee time linee	80,500 80,500 rea r f sf s2 560 1,073	P Porcher	, Patios,					_	

Property at 0002	6 LOVELY STREET			Prop ID 3	060026	Printe	d 14-sep	-2018 11	1:33 AM 1	esign and	d Layout (C)	kight/Ang
Owner		ative Information-		٦ ٦			Build	ding Val	luation Su	unmary		
Second	I name: s: 26 LOVELY ST state: AVON CT	REET	ip: 06001		Dwelling Basement Heating Plumbing	Frame Full Yes 1 F/B		1 story A/C No 1 Add	0	₩h/p	Area 1,073	143,880
Map: 005 Lot: 3060026	Clerk map: Neigh.: L	V Zone: R15 V	ol: 717 Page:		Attic Additions	None	,		Attic		300105	27,536
Asset category Resident Land Resident Dwellng	.27 80,500	Exemptions xempt Cat Amoun	Last sa t Sale date: 28 Sale price: Sale valid: Values	242,000	Other Featu Sub-Total Grade CDU	C		Stks Factor Factor	RR			19,234 191,150 191,150 191,150
Su	mary	Utilities	Mkt value : Cost value: Sales ra	239,243	Depreciatio	'n	CED		35 %	i cost va	lue a 70%	124,248 86,974
Total assessment Total exemptions	s 167,470 W	ater Well ewer Public sewer	Cost/sale : Mkt/sale :	.9886					ng additio	ons		
Net assessment	167,470 G Land	as None	Assmt/sale:	.6920	P Porches	, Patios, , Patios,	Decks Decks	FOFF I	Frame oper Frame oper	n first fl	lo 128	Valu 1,62 5,77
				70% Value 80,500	G Garages	s, Patios,	Decks		Attached Utility b		55 572 42	19,24
PRIM 11		Total Infl Fact 15,000	Value 7 115,000			; Patios,	Decks	UTL (Utility b	11 La Ing	42	
PRIN 11 Primary Site	.270 115,000 1 11,761 .270 acres Residential	Total land value Dwelling Informatio	115,000 115,000			s, Patios,	Decks	UTL	טנזנונץ מ	incong	42	
PRIM 11 Primary Site 	.270 115,000 1 11,761 .270 acres Residential ode — Description— 11 Ranch	Total land value Dwelling Informatio	115,000 115,000	80,500		, Patios,	Decks	UTL	טנזנונץ מ	incong	42	
PRIN 11 Primary Site —Subject—Co Style Co Exterior Walls O Roof Material O Roof Type O	.270 acres .270 acres Residential de-Description- 11 Clapboards 11 Gable	Total Land value Duelling Informatio Con Story	115,000 n dominium Height 1.0	80,500		s, Patios,	Decks	UTL	טנונונץ א			
Subject—Co Style 0 Exterior Walso Roof Material 0 Roof Type 0 Floora Ualto 0 Floora Vance 0 Floora System 0 Fueting System 0	.270 acres .270 acres Residential de-Description- 11 Ranch 11 Clapboards 11 Gapbaards 11 Gapbaards 11 Gapbaards 11 Gapbaards 11 Gapbaards 11 Gapbaards 11 Gapbaards 11 Gapbaards 11 Gapbaards 11 Houred Concrete 11 Houred Concrete 11 Houred Concrete 11 Houred Concrete 11 Houred Concrete 10 Houred Con	Total Land value Duelling Informatio Com Total Rooms Feerily Rooms Feerily Rooms Feerily Rooms Feerily Rooms Addm'l fitures	115,000 115,000 n dominium Height 1.0 5 Garage cars 3 Unfinished a Dormer Linea Hasonry trin Finish bast 1 Rec Room Si	80,500 80,500 area ar f sf sz sz 750		, Patios,	Decks				νε aL additions	27,53
-Subject Construction of the second s	.270 arres .270 acres ResidentiaL de-Description- 1 Ranch 1 Clapboards 1 Clapboards 1 Clapboards 1 Clapboards 1 Abable 1 Plaster 1 Hot Water 1 Hot Water 1 Hot Water 2 Ktached 2 car 9 Ktached 2 car 9 Ktached 2 car 1 Fault 2 Rec Room w/o air	Total land value Duelling Informatio Con Story I Total Roms Full Baths Haif Baths Haif Baths Haif Baths Madini (fitures Wifspoils Suffacesks	115,000 n dominium Height 1.0 5 Garage cars 3 Unfinished a Dormer Line 1 Masony tri Finish bast	80,500 80,500 area ar f s f s 2 rec 750 1,075		, Patios,	Decks					