

Property at 00028 CANDLEWOOD LANE

Prop ID 1650028

Printed 05-Feb-2024 2:37 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: GUTHMAN MICHAEL &  
 Second name: CARONE EMILY  
 Address: 28 CANDLEWOOD LANE  
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:  
 Lot: 1650028 Neigh.: Zone: R40 Vol: 775 Page: 94

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area 1,791	282,190
Basement	Full			
Heating	Yes	A/C Yes		8,060
Plumbing	2 F/B	H/B Add'l fix.	Wh/p Saunas	5,000
Attic	Unfinished		Attic size: 1,791	21,826
Additions				67,883
Other Features	WB Stks			13,500
Sub-Total				398,459
Grade	B-	Factor 1.1700		466,197
CDU		C&D Factor 1.00		466,197
Depreciation		35 %		303,028
Computed cost value @ 70%				212,120

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	168	19,233
G Garages	FR Attached frame LE 65	484	21,597
P Porches, Patios, Decks	FOFF Frame open first flo	36	2,193
P Porches, Patios, Decks	FOFF Frame open first flo	24	1,462
P Porches, Patios, Decks	FEFF Frame enclosed first	240	22,887
L Living Area	AIR Air conditioning	168	511
Total additions			67,883

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 13-May-2022
Resident Land	.92	105,000			Sale price: 375,000
Resident Dwelling	1.00	212,120			Sale valid: 07
				Values	
Resident Excess	.27	1,420			Mkt value :
				Cost value: 455,057	
Summary		Utilities		Sales ratios	
Total assessments		318,540	Water Connecticut	Cost/sale :	1.2135
Total exemptions			Sewer Septic	Mkt/sale :	
Net assessment		318,540	Gas None	Assmt/sale:	.8494

Land Information

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					
RES	12	.270	7,500	2,025		2,025	1,418
Residual		11,761					
1.190 acres				Total land value		152,025	106,418

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	3
Heating System	01	Hot Water	Family Rooms	1
Fuel	01	Oil	Full Baths	2
Attic	02	Unfinished	Half Baths	
Grade	37	B-	Addtn'l fixtures	
Garage	22	Attached 2 car	Whirlpools	1,959
Area Over Gar.	99	None	Saunas	
Basement	01	Full	# Living Units	
Bsmt Fin Qual	01	Unfinished	M/F stacks	
Air Condition	01	Central Air	W/B stacks	2
Interior Cond	05	Good	W/B openings	2
Exterior Cond	05	Good	Actual Year Built: 1962	

