

Property at 00033 CANDLEWOOD LANE

Prop ID 1650033

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

Administrative Information

Owner name: STINSON ERIKA K  
 Second name:  
 Address: 33 CANDLEWOOD LANE  
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:  
 Lot: 1650033 Neigh.: Zone: R40 Vol: 779 Page: 631

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date:	29-Sep-2022
Resident Land	.92	105,000			Sale price:	440,000
Resident Dwelling	1.00	173,910			Sale valid:	
					Values	
Resident Excess	.24	1,260			Mkt value :	
					Cost value:	400,243
Summary			Utilities		Sales ratios	
Total assessments		280,170	Water	Connecticut	Cost/sale :	.9096
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		280,170	Gas	None	Assmt/sale:	.6368

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	.240	7,500	1,800		1,800	1,260
Residual		10,454					
				1.160 acres	Total land value	151,800	106,260

Residential Dwelling Information

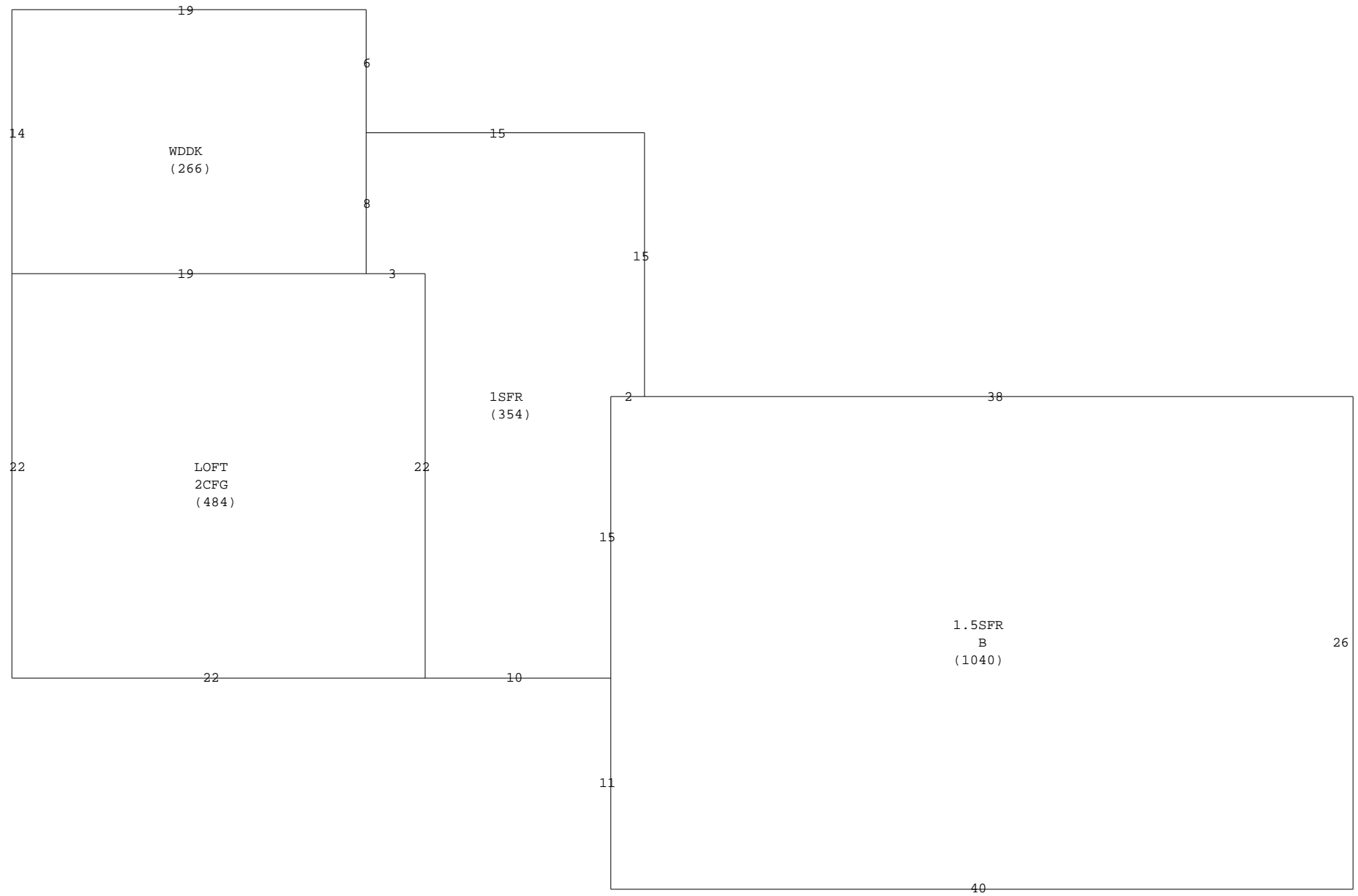
Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	3
Heating System	01	Hot Water	Family Rooms	1
Fuel	01	Oil	Full Baths	2
Attic	99	None	Half Baths	
Grade	37	B-	Addtn'l fixtures	
Garage	22	Attached 2 car	Whirlpools	1,929
Area Over Gar.	99	None	Saunas	
Basement	04	Full with walk-o	# Living Units	
Bsmt Fin Qual	01	Unfinished	M/F stacks	
Air Condition	99	None	W/B stacks	2
Interior Cond	05	Good	W/B openings	2
Exterior Cond	05	Good	Actual Year Built: 1963	

Building Valuation Summary

		Area	
Dwelling	Frame	1 1/2 story w/bsmt	1,040
Basement	Full with walk		237,270
Heating	Yes	A/C No	
Plumbing	2 F/B	H/B Add'l fix.	Wh/p Saunas
Attic	None	Attic size:	5,000
Additions			70,920
Other Features	WB Stks		13,500
Sub-Total			326,690
Grade	B-	Factor 1.1700	382,227
CDU		C&D Factor 1.00	382,227
Depreciation		35 %	248,448
Computed cost value @ 70%			173,914

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	484	21,597
L Living Area	UATT Unfinished attic	100	1,751
L Living Area	FRFF Frame first floor	354	40,526
P Porches, Patios, Decks	DECK Wood deck	266	7,046
Total additions			70,920



PROBATE CERT V 689 P 718 8/26/15 RUSSELL DIED  
AFFDVT RUSSELL REPLACED BY CAROL AS TTEE V682 P894 2-12-15