

Property at 00010 NORWOOD WAY

Prop ID 6340010

Printed 08-Feb-2024 10:50 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: STRAND KATAYOUN & JACK RICHARD
 Second name:
 Address: 10 NORWOOD WAY
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map: 14 002
 Lot: 6340010 Neigh.: Zone: R40 Vol: 784 Page: 825

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Dwelling	1.00	559,210

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 22-May-2023
 Sale price: 1,150,000
 Sale valid:

Values

Mkt value :
 Cost value: 998,943

Summary

Total assessments	699,260
Total exemptions	
Net assessment	699,260

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : .8686
 Mkt/sale :
 Assmt/sale: .6081

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	200,000	200,000		200,000	140,000
Primary Site	40,075						
RES	12	.010	7,500	75		75	53
Residual	436						
.930 acres				Total land value		200,075	140,053

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	11
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	5
Heating System	02	Forced Hot Air	Family Rooms	1
Fuel	02	Natural Gas	Full Baths	4
Attic	99	None	Half Baths	1
Grade	47	A-	Addn'l fixtures	3
Garage	23	Attached 3 car	Whirlpools	1
Area Over Gar.	01	Fully Finished	Saunas	4,240
Basement	04	Full with walk-o	# Living Units	1
Bsmt Fin Qual	01	Unfinished	M/F stacks	1
Air Condition	01	Central Air	W/B stacks	
Interior Cond	05	Good	W/B openings	
Exterior Cond	05	Good	Actual Year Built: 2014	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,262	315,460
Basement	Full with walk				
Heating	Yes	A/C Yes			9,040
Plumbing	4 F/B	1 H/B	3 Add'l fix.	1 Wh/p	Saunas
Attic	None		Attic size:		22,500
Additions					257,931
Other Features	Mason Trim	M Stks			7,235
Sub-Total					612,166
Grade	A-	Factor 1.4500			887,641
CDU		C&D Factor 1.00			887,641
Depreciation		10 %			798,877
Computed cost value @ 70%					559,214

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	672	30,107
G Garages	FSF Full-story fin o/gar	416	27,865
L Living Area	AIR Air conditioning	416	1,265
L Living Area	BSMT Basement addition	280	5,160
L Living Area	FRFF Frame first floor	280	32,055
L Living Area	AIR Air conditioning	280	851
L Living Area	BSMT Basement addition	600	11,057
L Living Area	FRFF Frame first floor	600	68,689
L Living Area	AIR Air conditioning	600	1,824
P Porches, Patios, Decks	BPAT Brick/flagstone pati	144	3,284
P Porches, Patios, Decks	FOFF Frame open first flo	150	9,139
L Living Area	BSMT Basement addition	420	7,740
L Living Area	FRFF Frame first floor	420	48,082
L Living Area	AIR Air conditioning	420	1,277
P Porches, Patios, Decks	DECK Wood deck	360	9,536

Total additions 257,931

