

Property at 00004 CANDLEWOOD LANE

Prop ID 1650004

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Administrative Information

Owner name: RUSSO MICHAEL R CO-TTEE
 Second name: RUSSO ELIZABETH M CO-TTEE
 Address: 4 CANDLEWOOD LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 1650004 Neigh.: Zone: R40 Vol: 816 Page: 560

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 19-Aug-2020
Resident Land	.92	105,000				Sale price: 365,000
Resident Dwelling	1.00	172,780				Sale valid:
					Values	
Resident Excess	.12	630			Mkt value :	
					Cost value:	397,729
Summary			Utilities		Sales ratios	
Total assessments		278,410	Water	Connecticut	Cost/sale :	1.0897
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		278,410	Gas	None	Assmt/sale:	.7628

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	.120	7,500	900			900	630
Residual		5,227						
1.040 acres				Total land value			150,900	105,630

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	07	Propane Gas	Half Baths	
Attic	99	None	Addtn'l fixtures	1
Grade	33	C+	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1963	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,638	262,050
Basement	Full				
Heating	Yes	A/C Yes			7,500
Plumbing	2 F/B	H/B 1 Add'l fix.	Wh/p	Saunas	5,500
Attic	None	Attic size:			
Additions					50,533
Other Features		WB Stks	RR		26,031
Sub-Total					351,614
Grade	C+	Factor 1.0800			379,743
CDU		C&D Factor 1.00			379,743
Depreciation		35 %			246,833
Computed cost value @ 70%					172,783

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	462	20,739
P Porches, Patios, Decks	BPAT Brick/flagstone pati	128	2,919
L Living Area	FRFF Frame first floor	224	25,644
L Living Area	OVER Frame Overhang	6	550
L Living Area	AIR Air conditioning	224	681
Total additions			50,533

