

Property at 00015 CANDLEWOOD LANE

Prop ID 1650015

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Administrative Information

Owner name: DECRISANTIS ANGELO AND
 Second name: JOAN M
 Address: 15 CANDLEWOOD LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 1650015 Neigh.: Zone: R40 Vol: 152 Page: 0194

Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date: 21-Nov-1984	
Resident Land	.92 105,000			Sale price: 127,000	
Resident Dwelling	1.00 191,290			Sale valid:	
Resident Outbldg	1.00 840			Values	
Resident Excess	.35 1,840			Mkt value :	
				Cost value: 427,100	
Summary		Utilities		Sales ratios	
Total assessments	298,970	Water	Connecticut	Cost/sale :	3.3630
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	298,970	Gas	None	Assmt/sale:	2.3541

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	.350	7,500	2,625		2,625	1,838
Residual		15,246					
1.270 acres		Total land value		152,625		106,838	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	02	Wood Shingles		
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	1
Heating System	01	Hot Water	Full Baths	3
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	1
Grade	37	B-	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	1
Bsmt Fin Qual	09	RR w/air,Fin w/a	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	1,643	262,710
Basement	Full with walk				
Heating	Yes	A/C Yes			7,510
Plumbing	3 F/B	H/B 1 Add'l fix.	Wh/p	Saunas	10,500
Attic	None	Attic size:			
Additions					49,319
Other Features	WB Stks	RR			29,299
Sub-Total					359,338
Grade	B-	Factor 1.1700			420,425
CDU		C&D Factor 1.00			420,425
Depreciation		35 %			273,276
		Computed cost value @ 70%			191,293

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	478	21,363
P Porches, Patios, Decks	DECK Wood deck	360	9,536
P Porches, Patios, Decks	FOFF Frame open first flo	92	5,605
P Porches, Patios, Decks	FEFF Frame enclosed first	128	12,206
P Porches, Patios, Decks	FOFF Frame open first flo	10	609
Total additions			49,319

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS2 Metal	8	10	80	30.00		C	2,400	50	1,200
Utility Shed									
Value at 70%			840				Value at 100%		1,200

