

Property at 00022 CANDLEWOOD LANE

Prop ID 1650022

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

Administrative Information

Owner name: LODES JOHN W
Second name:
Address: 22 CANDLEWOOD LANE
City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
Lot: 1650022 Neigh.: Zone: R40 Vol: 373 Page: 965

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 04-Dec-1981
Resident Land	.92	105,000			Sale price: 135,000
Resident Dwelling	1.00	182,530			Sale valid:
Resident Outbldg	1.00	1,540			Values
Resident Excess	.28	1,470			Mkt value :
					Cost value: 415,057

Summary

Total assessments	290,540	Water	Connecticut	Cost/sale :	3.0745
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	290,540	Gas	None	Assmt/sale:	2.1521

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	.280	7,500	2,100		2,100	1,470
Residual	12,197						
1.200 acres		Total land value		152,100		106,470	

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	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	1,930
Area Over Gar.	99	None	Saunas	
Basement	04	Full with walk-o	M/F stacks	
Bsmt Fin Qual	01	Unfinished	W/B stacks	1
Air Condition	99	None	W/B openings	3
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1963	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,930	300,480
Basement	Full with walk				
Heating	Yes	A/C No			
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas	5,000
Attic	None	Attic size:			
Additions					25,648
Other Features	WB Stks				11,750
Sub-Total					342,878
Grade	B-	Factor 1.1700			401,167
CDU		C&D Factor 1.00			401,167
Depreciation		35 %			260,759
		Computed cost value @ 70%			182,531

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	484	21,597
P Porches, Patios, Decks	CPAT Concrete patio	90	767
P Porches, Patios, Decks	BPAT Brick/flagstone pati	144	3,284
Total additions			25,648

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	18	144	30.00		C	4,320	50	2,200
Utility Shed									
Value at 70%	1,540						Value at 100%		2,200

