

Property at 00023 CANDLEWOOD LANE

Prop ID 1650023

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Administrative Information

Owner name: SAUERWEIN PETER A
Second name:
Address: 23 CANDLEWOOD LANE
City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
Lot: 1650023 Neigh.: Zone: R40 Vol: 368 Page: 701

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	175,570
Resident Outbldg	1.00	350

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 27-Apr-1999
Sale price: 223,000
Sale valid: Y

Values

Mkt value :
Cost value: 403,943

Summary

Total assessments	282,760
Total exemptions	
Net assessment	282,760

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.8114
Mkt/sale :
Assmt/sale: 1.2680

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	2
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	02	Rec Room w/o air	W/B openings	2
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1963	

Building Valuation Summary

			Area	
Dwelling	Frame	1 story w/bsmt	1,730	274,160
Basement	Full with walk			
Heating	Yes	A/C No		
Plumbing	2 F/B	H/B 1 Add'l fix.	Wh/p	Saunas 5,500
Attic	None	Attic size:		
Additions				35,615
Other Features	WB Stks	RR		14,535

Sub-Total				329,810
Grade	B-	Factor 1.1700		385,878
CDU		C&D Factor 1.00		385,878
Depreciation		35 %		250,821
		Computed cost value @ 70%		175,575

Building additions

Category	Type		Area	Value
G Garages	FR Attached frame LE 65		462	20,739
P Porches, Patios, Decks	FEFF Frame enclosed first		156	14,876

Total additions 35,615

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	6	6	36	30.00		C	1,080	50	500
Utility Shed									
Value at 70%			350				Value at 100%		500

