

Property at 00034 CANDLEWOOD LANE

Prop ID 1650034

Printed 07-May-2025 3:13 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MACDONALD GARRETT & EMILY
 Second name:
 Address: 34 CANDLEWOOD LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map: 12 011
 Lot: 1650034 Neigh.: Zone: R40 Vol: 802 Page: 1067

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale
Resident Land	.92	105,000			Sale date: 29-Apr-2025
Resident Dwelling	1.00	257,450			Sale price: 801,000
Resident Outbldg	1.00	2,240			Sale valid:

Values

Resident Excess	.36	1,900			Mkt value :
					Cost value: 523,700

Summary

Summary		Utilities		Sales ratios	
Total assessments	366,590	Water	Connecticut	Cost/sale :	.6538
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	366,590	Gas	None	Assmt/sale:	.4577

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	.362	7,500	2,715		2,715	1,901
Residual		15,769					

1.282 acres

Total land value

152,715

106,901

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	8
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	4
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	37	B-	Full Baths	2
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	700
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	2,554
			# Living Units	1
			M/F stacks	
			W/B stacks	2
			W/B openings	3
Actual Year Built: 1963				

Building Valuation Summary

		Area	
Dwelling	Frame 1 story w/bsmt	1,846	289,420
Basement	Full		
Heating	Yes A/C Yes		8,270
Plumbing	2 F/B 1 H/B 2 Add'l fix. 1 Wh/p	Saunas	12,000
Attic	None Attic size:		
Additions			140,384
Other Features	WB Stks RR		33,543
Sub-Total			483,617
Grade	B-	Factor 1.1700	565,832
CDU		C&D Factor 1.00	565,832
Depreciation		35 %	367,791
		Computed cost value @ 70%	257,454

Building additions

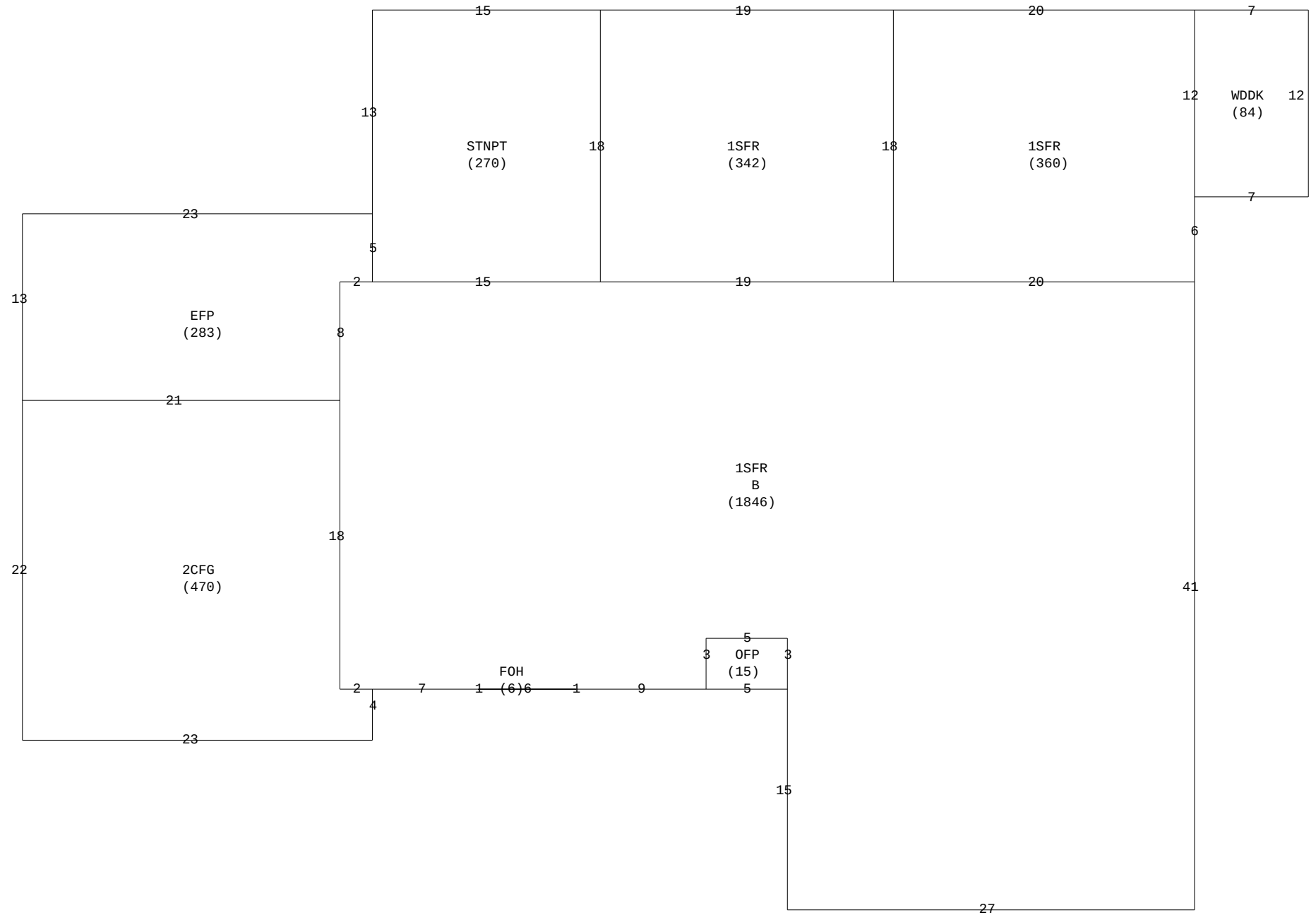
Category	Type	Area	Value
G Garages	FR Attached frame LE 65	470	21,051
P Porches, Patios, Decks	FEFF Frame enclosed first	283	26,987
P Porches, Patios, Decks	BPAT Brick/flagstone pati	270	6,157
L Living Area	FRFF Frame first floor	342	39,153
L Living Area	FRFF Frame first floor	360	41,213
P Porches, Patios, Decks	DECK Wood deck	84	2,225
P Porches, Patios, Decks	FOFF Frame open first flo	15	914
L Living Area	OVER Frame Overhang	6	550
L Living Area	AIR Air conditioning	360	1,094
L Living Area	AIR Air conditioning	342	1,040

Total additions 140,384

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	18	216	30.00		C	6,480	50	3,200
Utility Shed									
Value at 70%			2,240				Value at 100%		3,200

Scale: 1" = 8.90 feet



.062 ACRES CONVEYED FROM 35 HASTINGS TURN 5-16-12 VOL 641 PG 281