

Property at 00007 CANFIELD WAY

Prop ID 1660007

Printed 05-Feb-2024 2:38 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: TALASKA WOJCIECH B &
Second name: ELAINE
Address: 7 CANFIELD WAY
City/state: AVON CT Zip: 06001

Location Information

Map: 028 Clerk map:
Lot: 1660007 Neigh.: Zone: R15 Vol: 429 Page: 1179

Assessments

Assmt category	Qty	Amount
Resident Land	.34	94,500
Resident Excess	.03	160
Resident Dwelling	1.00	174,300

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 29-May-2002
Sale price: 270,000
Sale valid: Y

Values

Mkt value :
Cost value: 384,229

Summary

Total assessments	268,960
Total exemptions	
Net assessment	268,960

Utilities

Water	Connecticut
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : 1.4231
Mkt/sale :
Assmt/sale: .9961

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.340	135,000	135,000			135,000	94,500
Primary Site	14,810							
RES	12	.030	7,500	225			225	158
Residual	1,307							

.370 acres

Total land value

135,225

94,658

Building Valuation Summary

					Area	
Dwelling	Frame	2 story w/bsmt			989	262,150
Basement	Full					
Heating	Yes	A/C Yes				7,540
Plumbing	2 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas	9,000
Attic	None			Attic size:		
Additions						45,719
Other Features		M Stks				3,000

Sub-Total						327,409
Grade	B-	Factor 1.1700				383,069
CDU		C&D Factor 1.00				383,069
Depreciation		35 %				248,995
		Computed cost value @ 70%				174,297

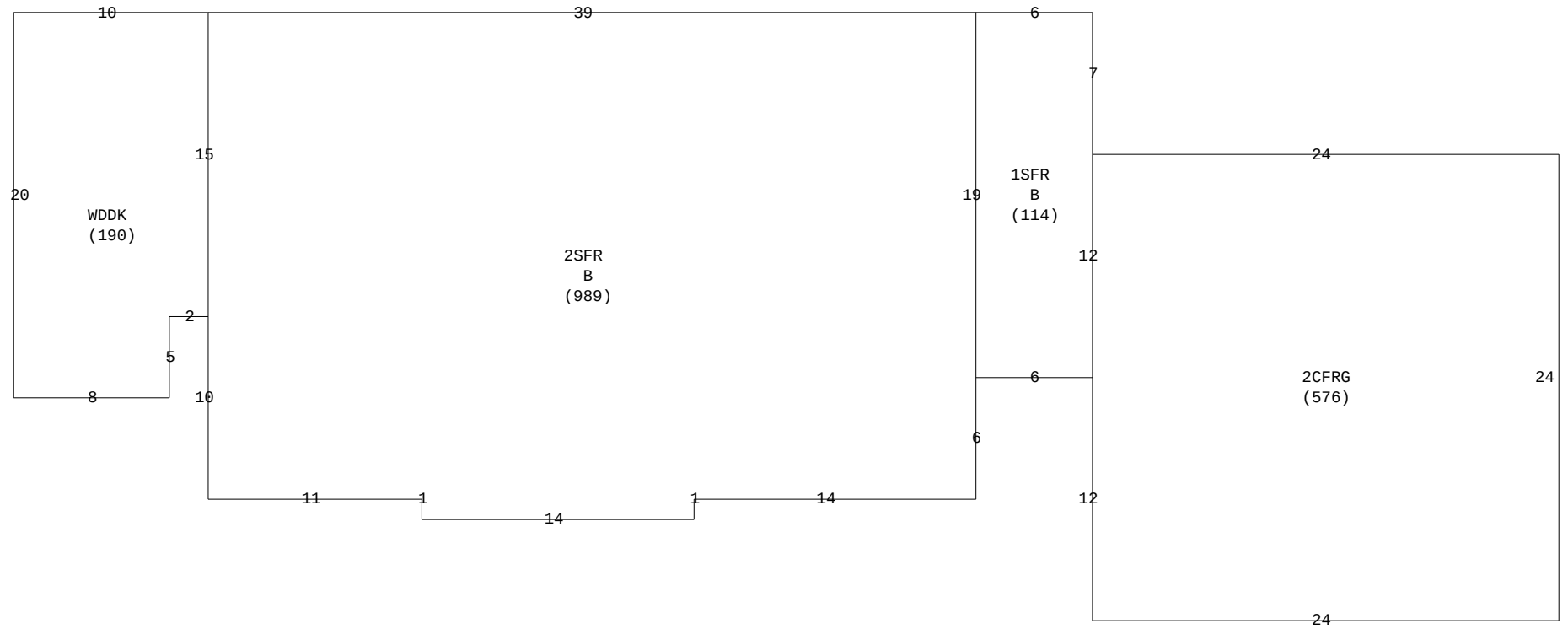
Building additions

Category	Type		Area	Value
G Garages	FR Attached frame LE 65		576	25,187
L Living Area	FRFF Frame first floor		114	13,051
L Living Area	AIR Air conditioning		114	347
L Living Area	BSMT Basement addition		114	2,101
P Porches, Patios, Decks	DECK Wood deck		190	5,033

Total additions 45,719

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	04	Colonial	
Exterior Walls	04	Vinyl Siding	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 7 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 3 Unfinished area
Floors	05	W/W over sub-flo	Family Rooms 1 Dormer linear f
Heating System	02	Forced Hot Air	Full Baths 2 Masonry trim sf
Fuel	02	Natural Gas	Half Baths 1 Finish bsmt sz
Attic	99	None	Addn'l fixtures 1 Rec Room Size
Grade	37	B-	Whirlpools Living area 2,092
Garage	22	Attached 2 car	Saunas # Living Units
Area Over Gar.	99	None	M/F stacks 1
Basement	01	Full	W/B stacks
Bsmt Fin Qual	01	Unfinished	W/B openings
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1994



THIS LOT WAS PURCHASED WITH 5 OTHER LOTS FOR \$350,000