

Property at 00013 CANFIELD WAY

Prop ID 1660013

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Administrative Information

Owner name: ARIAS-CAMISON JOSE M AND
 Second name: AMY E
 Address: 13 CANFIELD WAY
 City/state: AVON CT Zip: 06001

Location Information

Map: 028 Clerk map:
 Lot: 1660013 Neigh.: Zone: R15 Vol: 373 Page: 686

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 29-Jul-1999
Resident Land	.34	94,500				Sale price: 352,000
Resident Dwelling	1.00	280,920				Sale valid: Y
Resident Excess	.21	1,100				Values
Resident Outbldg	1.00	16,800				Mkt value :
						Cost value: 561,886
Summary			Utilities		Sales ratios	
Total assessments	393,320		Water	Connecticut	Cost/sale :	1.5963
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	393,320		Gas	CNG	Assmt/sale:	1.1174

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	.210	7,500	1,575			1,575	1,103
Residual	9,148							
		.550 acres	Total land value				136,575	95,603

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	12	Contemporary Cap		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	4
Floors	07	Hardwood/Carpet	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	02	Natural Gas	Half Baths	2
Attic	99	None	Addtn'l fixtures	1
Grade	43	B+	Whirlpools	1
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1989	

Building Valuation Summary

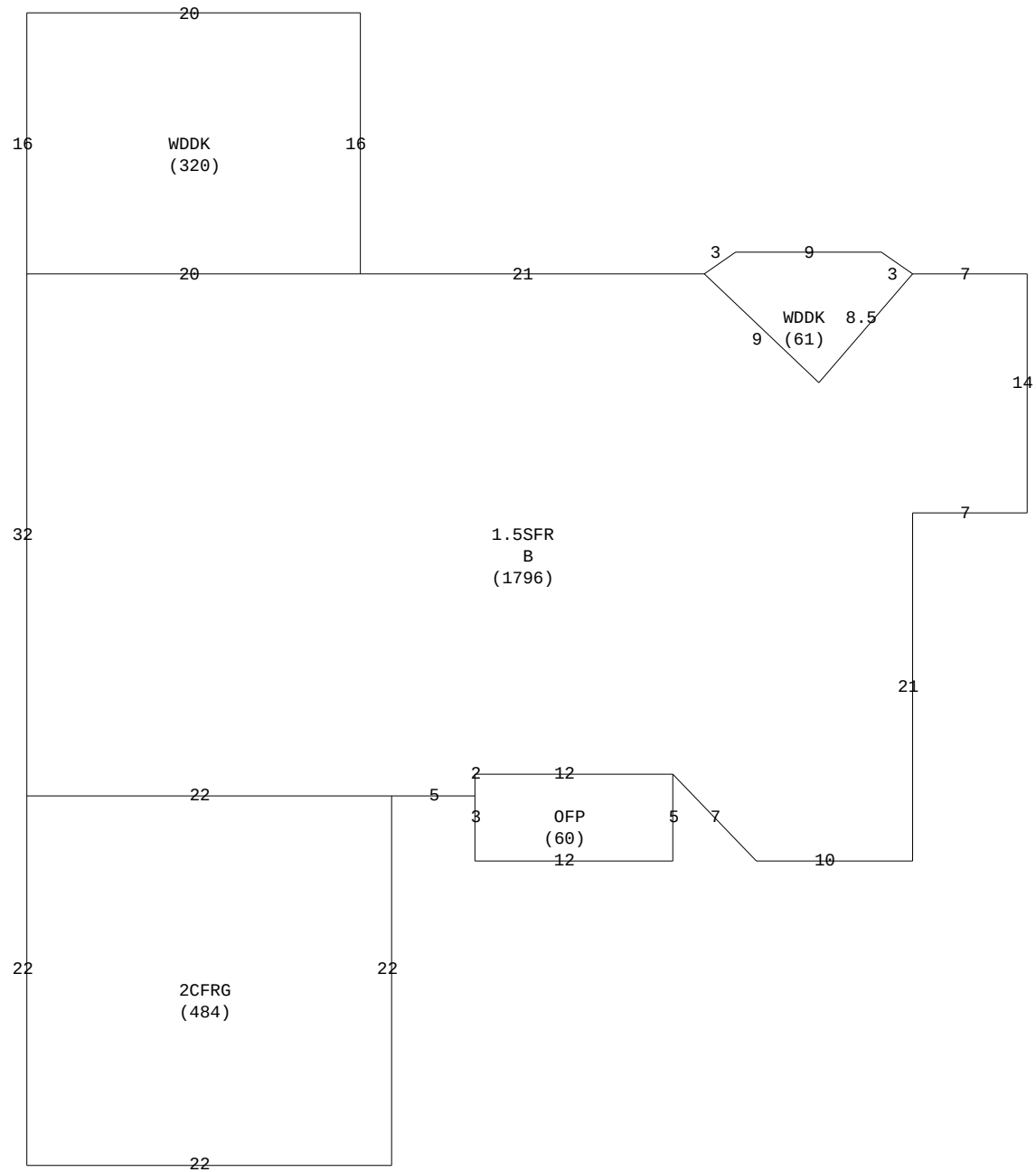
Dwelling	Frame	1 1/2 story w/bsmt	Area	1,802	367,030
Basement	Full				
Heating	Yes	A/C Yes			10,480
Plumbing	2 F/B	2 H/B 1 Add'l fix.	1 Wh/p	Saunas	15,000
Attic	None	Attic size:			
Additions					36,432
Other Features		WB Stks	RR		28,403
Sub-Total					457,345
Grade	B+	Factor 1.3500			617,416
CDU		C&D Factor 1.00			617,416
Depreciation		35 %			401,320
		Computed cost value @ 70%			280,924

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	484	21,597
P Porches, Patios, Decks	FOFF Frame open first flo	60	3,656
P Porches, Patios, Decks	DECK Wood deck	320	8,477
P Porches, Patios, Decks	DECK Wood deck	102	2,702
Total additions			36,432

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	18	36	648	74.05	2006	C	47,984	50	24,000
Value at 70%			16,800				Value at 100%		24,000



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