

Property at 00016 CANFIELD WAY

Prop ID 1660016

Printed 05-Feb-2024 2:39 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: ZITZKAT JON-MARC L
 Second name:
 Address: 16 CANFIELD WAY
 City/state: AVON CT Zip: 06001

Location Information

Map: 028 Clerk map:
 Lot: 1660016 Neigh.: Zone: R40 Vol: 738 Page: 1199

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Excess	.96	5,040
Resident Dwelling	1.00	171,520

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 13-Apr-2020
 Sale price: 310,000
 Sale valid:

Values

Mkt value :
 Cost value: 387,229

Summary

Total assessments	271,060
Total exemptions	
Net assessment	271,060

Utilities

Water	Connecticut
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : 1.2491
 Mkt/sale :
 Assmt/sale: .8744

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	135,000	135,000			135,000	94,500
Primary Site		40,075						
RES	12	.960	7,500	7,200			7,200	5,040
Residual		41,818						

1.880 acres

Total land value

142,200

99,540

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	02	Hip		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	07	Hardwood/Carpet		
Heating System	02	Forced Hot Air		
Fuel	02	Natural Gas		
Attic	04	Fully finished w		
Grade	37	B-		
Garage	22	Attached 2 car		
Area Over Gar.	99	None		
Basement	01	Full		
Bsmt Fin Qual	01	Unfinished		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1994

Building Valuation Summary

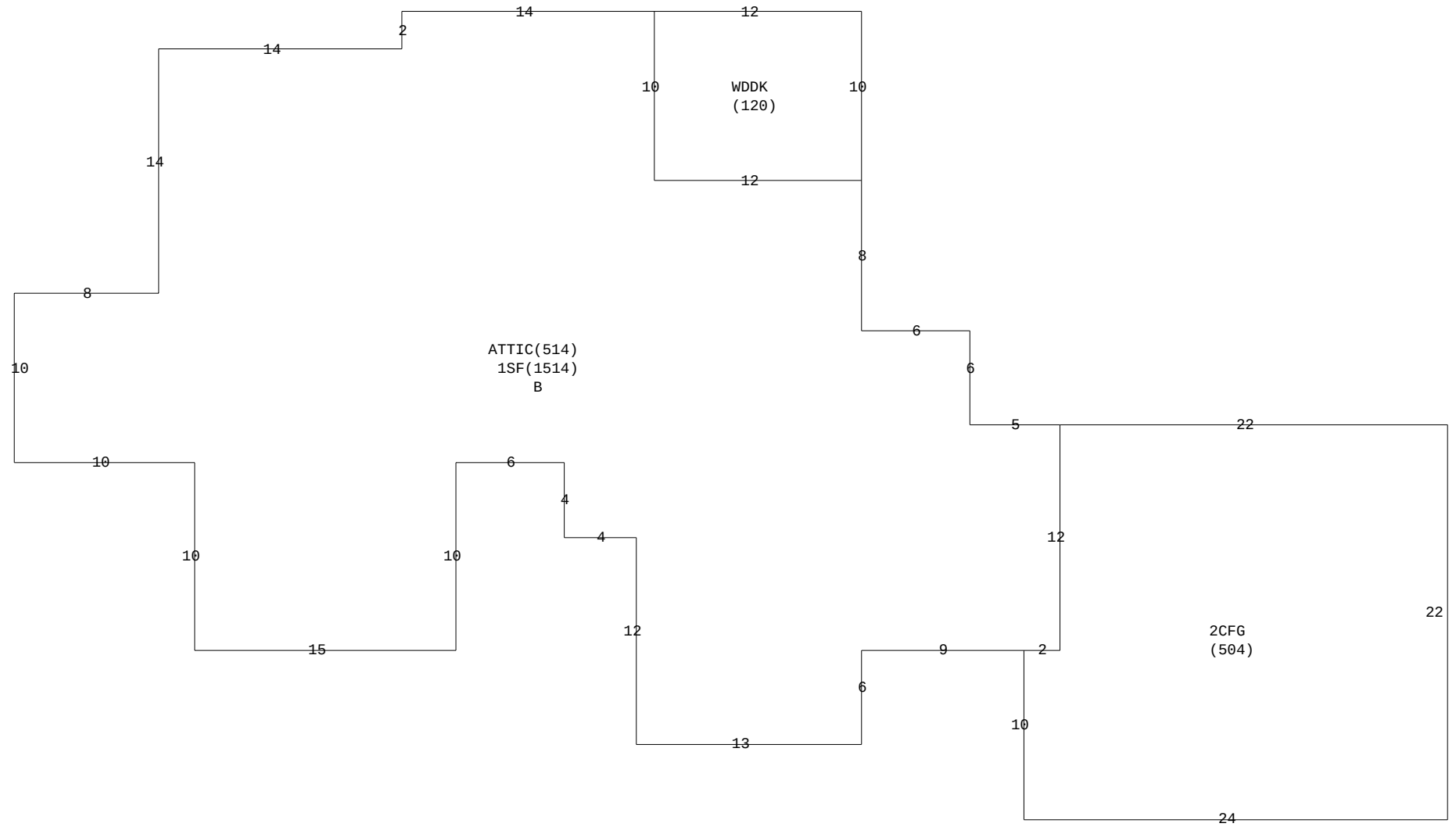
Dwelling	Frame	1 story w/bsmt	Area	245,730
Basement	Full		1,514	
Heating	Yes	A/C Yes		7,040
Plumbing	2 F/B	1 H/B 2 Add'l fix.	1 Wh/p	Saunas 12,000
Attic	Fully finished w/WH	Attic size: 514		22,118
Additions				25,557
Other Features	WB Stks	M Stks		9,750

Sub-Total		322,195
Grade	B-	Factor 1.1700 376,968
CDU	C&D Factor 1.00	376,968
Depreciation	35 %	245,029
	Computed cost value @ 70%	171,520

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	504	22,378
P Porches, Patios, Decks	DECK Wood deck	120	3,179

Total additions 25,557



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