

Property at 00017 CANFIELD WAY

Prop ID 1660017

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

Administrative Information

Owner name: BEMPONG COMFORT AND
 Second name: LAWRENCE A
 Address: 17 CANFIELD WAY
 City/state: AVON CT Zip: 06001

Location Information

Map: 028 Clerk map:
 Lot: 1660017 Neigh.: Zone: R40 Vol: 426 Page: 829

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Excess	.08	420
Resident Dwelling	1.00	187,970

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 08-Apr-2002
 Sale price: 325,000
 Sale valid: Y

Values

Mkt value :
 Cost value: 404,129

Summary

Total assessments	282,890
Total exemptions	
Net assessment	282,890

Utilities

Water	Connecticut
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : 1.2435
 Mkt/sale :
 Assmt/sale: .8704

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	.080	7,500	600			600	420
Residual		3,485						

1.000 acres

Total land value

135,600

94,920

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	266,640
Basement	Full		1,012	
Heating	Yes	A/C Yes		7,670
Plumbing	2 F/B	1 H/B 1 Add'l fix. 1 Wh/p	Saunas	11,500
Attic	None	Attic size:		
Additions				40,384
Other Features	WB Stks	RR		26,899

Sub-Total		353,093
Grade B-	Factor 1.1700	413,119
CDU	C&D Factor 1.00	413,119
Depreciation	35 %	268,527
	Computed cost value @ 70%	187,969

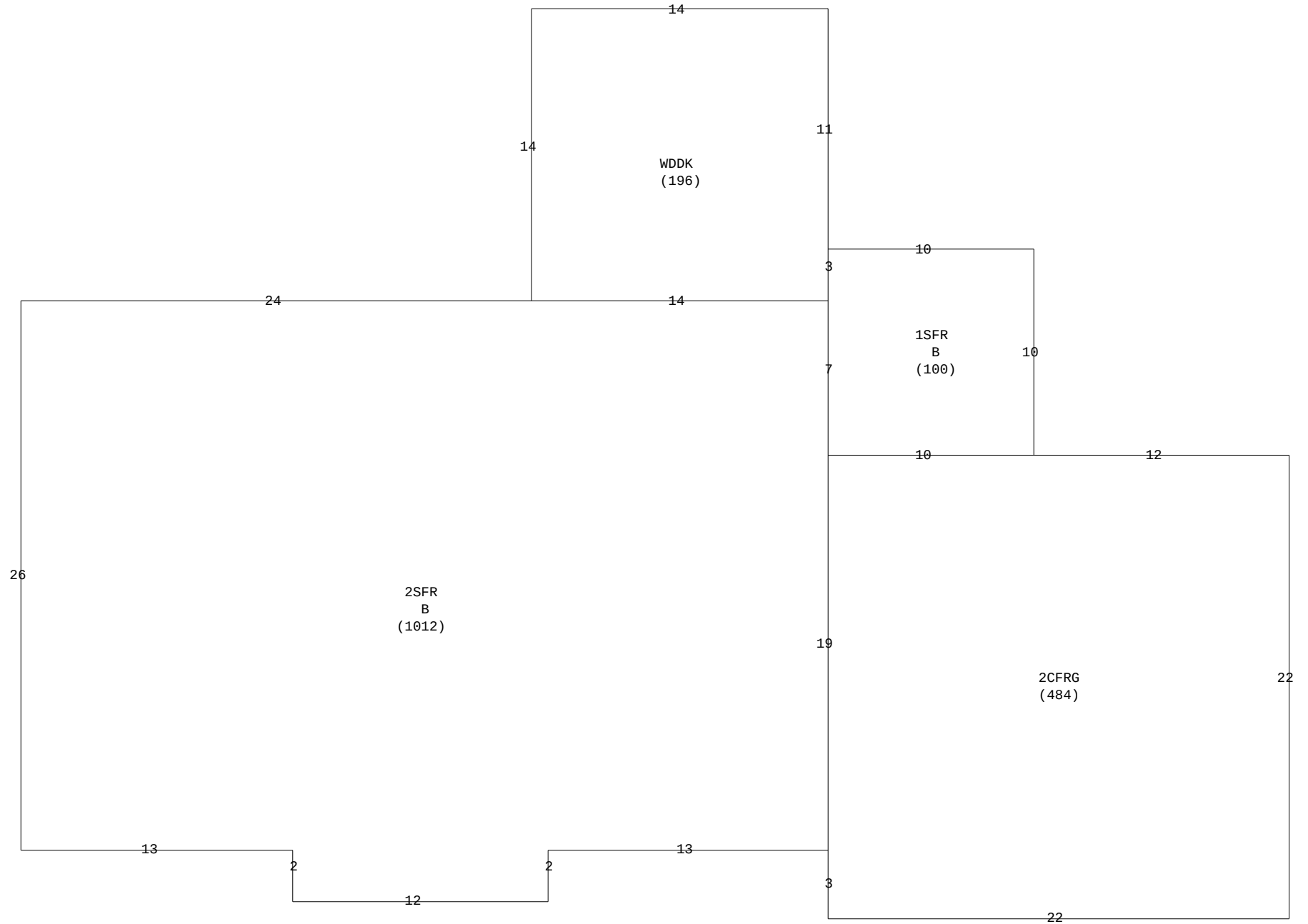
Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	484	21,597
L Living Area	BSMT Basement addition	100	1,843
L Living Area	FRFF Frame first floor	100	11,448
L Living Area	AIR Air conditioning	100	304
P Porches, Patios, Decks	DECK Wood deck	196	5,192

Total additions 40,384

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	02	Hip	
Foundation	01	Poured Concrete	Total Rooms 7 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 3 Unfinished area
Floors	07	Hardwood/Carpeti	Family Rooms 1 Dormer linear f
Heating System	01	Hot Water	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 804
Grade	37	B-	Whirlpools 1 Living area 2,124
Garage	22	Attached 2 car	Saunas # Living Units
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: 1993



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