

Property at 00004 CASTLEWOOD ROAD

Prop ID 1690004

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Administrative Information

Owner name: KOCAY MICHAEL
 Second name:
 Address: 4 CASTLEWOOD ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 002 Clerk map:
 Lot: 1690004 Neigh.: Zone: R40 Vol: 700 Page: 1215

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 22-Aug-2016
Resident Land	.92	94,500				Sale price: 315,000
Resident Dwelling	1.00	177,100				Sale valid:
Resident Outbldg	1.00	15,400				Values
						Mkt value :
Resident Excess	.02	110				Cost value: 410,157
Summary			Utilities		Sales ratios	
Total assessments		287,110	Water	Connecticut	Cost/sale :	1.3021
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		287,110	Gas	None	Assmt/sale:	.9115

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	.020	7,500	150			150	105
Residual		871						
		.940 acres	Total land value				135,150	94,605

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	33	C+	Whirlpools	
Garage	32	Detached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1959	

Building Valuation Summary

		Area			
Dwelling	Frame	1 1/2 story w/bsmt	768	190,950	
Basement	Full				
Heating	Yes	A/C Yes		5,510	
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		8,500
Additions					140,989
Other Features		WB Stks	RR		14,457
Sub-Total					360,406
Grade	C+	Factor 1.0800			389,238
CDU		C&D Factor 1.00			389,238
Depreciation		35 %			253,005
Computed cost value @ 70%					177,104

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	300	34,344
L Living Area	BSMT Basement addition	300	5,528
L Living Area	AIR Air conditioning	300	912
L Living Area	FRFF Frame first floor	792	90,669
P Porches, Patios, Decks	DECK Wood deck	270	7,152
P Porches, Patios, Decks	DECK Wood deck	90	2,384

Total additions 140,989

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	24	26	624	55.95	2001	B	43,990	50	22,000
Block Detach Garage									
Value at 70%		15,400	Value at 100%		22,000				

