

Property at 00065 CLIMAX ROAD

Prop ID 1830065

Printed 05-Feb-2024 3:41 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: SAWATZKY PAUL J AND
 Second name: ACKMAN PATRICIA A
 Address: 65 CLIMAX ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
 Lot: 1830065 Neigh.: Zone: R40 Vol: 722 Page: 659

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 06-Mar-2014
Resident Land	.92	87,500			Sale price: 305,000
Resident Outbldg	1.00	5,040			Sale valid:
Resident Dwelling	1.00	311,960			

Values

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 06-Mar-2014
Resident Excess	.76	3,990			Mkt value : Cost value: 583,557

Summary

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 06-Mar-2014
Total assessments		408,490	Water Well		Cost/sale : 1.9133
Total exemptions			Sewer Public sewer		Mkt/sale :
Net assessment		408,490	Gas None		Assmt/sale: 1.3393

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	125,000	125,000		125,000	87,500
Primary Site		40,075					
RES	12	.760	7,500	5,700		5,700	3,990
Residual		33,106					
		1.680 acres		Total land value		130,700	91,490

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	02	Cape	
Exterior Walls	04	Vinyl Siding	
Roof Material	01	Asphalt Shingles	
Roof Type	01	Gable	
Foundation	01	Poured Concrete	
Interior Walls	02	Drywall	
Floors	07	Hardwood/Carpet	
Heating System	01	Hot Water	
Fuel	01	Oil	
Attic	99	None	
Grade	33	C+	
Garage	22	Attached 2 car	
Area Over Gar.	01	Fully Finished	
Basement	01	Full	
Bsmt Fin Qual	02	Rec Room w/o air	
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	

Building Valuation Summary

Building	Frame	1 1/2 story w/bsmt	Area	Value
Dwelling	Frame	1 1/2 story w/bsmt	800	196,400
Basement	Full			
Heating	Yes	A/C Yes		5,670
Plumbing	4 F/B	1 H/B 4 Add'l fix.	1 Wh/p	23,000
Attic	None	Attic size:		
Additions				396,416
Other Features	WB Stks	RR		13,356
Sub-Total				634,842
Grade	C+	Factor 1.0800		685,629
CDU		C&D Factor 1.00		685,629
Depreciation		35 %		445,659
		Computed cost value @ 70%		311,961

Building additions

Category	Type	Area	Value
L Living Area	BSMT Basement addition	792	14,595
L Living Area	FRFF Frame first floor	792	90,669
L Living Area	FRUF Frame upper full	792	66,314
P Porches, Patios, Decks	DECK Wood deck	436	11,550
L Living Area	FRFF Frame first floor	222	25,415
P Porches, Patios, Decks	FOFF Frame open first flo	398	24,249
L Living Area	FRFF Frame first floor	225	25,758
L Living Area	FRUF Frame upper full	225	18,839
G Garages	FRL Attached frame GT 65	668	29,928
L Living Area	FRFF Frame first floor	56	6,411
L Living Area	FRUF Frame upper full	56	4,689
P Porches, Patios, Decks	FEFF Frame enclosed first	328	31,279
L Living Area	AIR Air conditioning	792	2,408
L Living Area	AIR Air conditioning	792	2,408
L Living Area	AIR Air conditioning	56	170
L Living Area	AIR Air conditioning	56	170
L Living Area	AIR Air conditioning	222	675
L Living Area	AIR Air conditioning	225	684
G Garages	FSF Full-story fin o/gar	590	39,521
L Living Area	AIR Air conditioning	225	684
Total additions			396,416

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	20	24	480	30.00		C	14,400	50	7,200
Utility Shed									
Value at 70%			5,040				Value at 100%		7,200

