

Property at 00112 CLIMAX ROAD

Prop ID 1830112

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Administrative Information

Owner name: GREENWOOD PETER LAWRENCE &
Second name: GREENWOOD CHRISTINE CHAISE
Address: 112 CLIMAX ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 001 Clerk map:
Lot: 1830112 Neigh.: Zone: R40 Vol: 758 Page: 341

Assessments

Assmt category	Qty	Amount
Resident Land	.92	87,500
Resident Dwelling	1.00	149,500

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 28-Feb-1992
Sale price: 157,000
Sale valid:

Values

Resident Excess	1.08	5,670	Mkt value :	
			Cost value:	346,671

Summary

Total assessments	242,670
Total exemptions	
Net assessment	242,670

Utilities

Water	Well
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 2.2081
Mkt/sale :
Assmt/sale: 1.5457

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	1.080	7,500	8,100			8,100	5,670
Residual		47,045						

2.000 acres

Total land value

133,100

93,170

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	01	Plaster	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addn'l fixtures	
Grade	33	C+	Whirlpools	
Garage	11	Basement 1 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1949	

Building Valuation Summary

			Area	
Dwelling	Frame	1 story w/bsmt	1,716	272,320
Basement	Full with walk			
Heating	Yes	A/C Yes		7,790
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	5,000
Attic	None	Attic size:		
Additions				7,189
Other Features	Mason Trim WB Stks		Bsmt Gar	11,944

Sub-Total		304,243
Grade	C+	Factor 1.0800
CDU	C&D Factor 1.00	328,582
Depreciation	35 %	213,578
	Computed cost value @ 70%	149,505

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	F0FF Frame open first flo	40	2,437
P Porches, Patios, Decks	F0FF Frame open first flo	78	4,752

Total additions 7,189

