

Property at 00025 CRAIGEMORE CIRCLE

Prop ID 1960025

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## Administrative Information

Owner name: SUNDWALL CARL A & JOAN F  
 Second name:  
 Address: 25 CRAIGEMORE CIRCLE  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 011 Clerk map:  
 Lot: 1960025 Neigh.: Zone: R30 Vol: 703 Page: 474

| Assessments       |         | Exemptions |             | Last sale    |                        |
|-------------------|---------|------------|-------------|--------------|------------------------|
| Assmt category    | Qty     | Amount     | Exempt Cat  | Amount       | Sale date: 25-Oct-2016 |
| Resident Land     | .69     | 94,500     | AAA Veteran | 1,000        | Sale price: 299,900    |
| Resident Dwelling | 1.00    | 146,250    | CAB Add Vet | 500          | Sale valid:            |
| Resident Outbldg  | 1.00    | 840        | DAC Veteran | 10,000       |                        |
| Summary           |         | Utilities  |             | Sales ratios |                        |
| Total assessments | 241,590 | Water      | Connecticut | Cost/sale :  | 1.1508                 |
| Total exemptions  | 11,500  | Sewer      | Septic      | Mkt/sale :   |                        |
| Net assessment    | 230,090 | Gas        | None        | Assmt/sale:  | .8056                  |

## Land Information

| Type         | Use | Acres/SqFt | Rate    | Total            | Infl Fact | Value   | 70% Value |
|--------------|-----|------------|---------|------------------|-----------|---------|-----------|
| PRIM         | 11  | .690       | 135,000 | 135,000          |           | 135,000 | 94,500    |
| Primary Site |     | 30,056     |         |                  |           |         |           |
|              |     | .690 acres |         | Total land value |           | 135,000 | 94,500    |

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |   |
|----------------|------|------------------|-------------------------|---|
| Style          | 01   | Ranch            |                         |   |
| Exterior Walls | 03   | Aluminum Siding  |                         |   |
| Roof Material  | 01   | Asphalt Shingles | Story Height 1.0        |   |
| Roof Type      | 01   | Gable            |                         |   |
| Foundation     | 01   | Poured Concrete  | Total Rooms             | 5 |
| Interior Walls | 02   | Drywall          | Bedrooms                | 3 |
| Floors         | 01   | Hardwood         | Family Rooms            |   |
| Heating System | 01   | Hot Water        | Full Baths              | 2 |
| Fuel           | 01   | Oil              | Half Baths              |   |
| Attic          | 99   | None             | Addtn'l fixtures        |   |
| Grade          | 33   | C+               | Whirlpools              |   |
| Garage         | 22   | Attached 2 car   | Saunas                  |   |
| Area Over Gar. | 99   | None             | M/F stacks              |   |
| Basement       | 01   | Full             | 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: 1962 |   |

## Building Valuation Summary

|                           |       |                 |      |        |         |
|---------------------------|-------|-----------------|------|--------|---------|
| Dwelling                  | Frame | 1 story w/bsmt  | Area | 1,537  | 248,760 |
| Basement                  | Full  |                 |      |        |         |
| Heating                   | Yes   | A/C Yes         |      |        | 7,120   |
| Plumbing                  | 2 F/B | H/B Add'l fix.  | Wh/p | Saunas | 5,000   |
| Attic                     | None  | Attic size:     |      |        |         |
| Additions                 |       |                 |      |        | 29,992  |
| Other Features            |       | WB Stks         |      |        | 6,750   |
| Sub-Total                 |       |                 |      |        | 297,622 |
| Grade                     | C+    | Factor 1.0800   |      |        | 321,432 |
| CDU                       |       | C&D Factor 1.00 |      |        | 321,432 |
| Depreciation              |       | 35 %            |      |        | 208,931 |
| Computed cost value @ 70% |       |                 |      |        | 146,252 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| P Porches, Patios, Decks | FOFF Frame open first flo | 25   | 1,523  |
| G Garages                | FR Attached frame LE 65   | 396  | 18,164 |
| P Porches, Patios, Decks | DECK Wood deck            | 389  | 10,305 |
| Total additions          |                           |      | 29,992 |

## Outbuilding Information

| Description  | Wid | Len | Area | Rate  | Year | Cnd | RCN           | Depr | Value |
|--------------|-----|-----|------|-------|------|-----|---------------|------|-------|
| RS1 Frame    | 8   | 10  | 80   | 30.00 |      | C   | 2,400         | 50   | 1,200 |
| Utility Shed |     |     |      |       |      |     |               |      |       |
| Value at 70% |     | 840 |      |       |      |     | Value at 100% |      | 1,200 |

