

Property at 00020 CRESTWOOD DRIVE

Prop ID 1970020

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Administrative Information

Owner name: DONOFRIO PATTI A &
 Second name: JOHN R
 Address: 20 CRESTWOOD DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 1970020 Neigh.: Zone: R40 Vol: 284 Page: 253

Assessments

Assmt category	Qty	Amount
Resident Land	.72	94,500
Resident Dwelling	1.00	152,120
Resident Outbldg	2.00	17,290

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 30-Sep-1993
 Sale price: 175,000
 Sale valid:

Values

Mkt value :
 Cost value: 377,014

Summary

Total assessments	263,910
Total exemptions	
Net assessment	263,910

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 2.1544
 Mkt/sale :
 Assmt/sale: 1.5081

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.720	135,000	135,000			135,000	94,500
Primary Site		31,363						

.720 acres Total land value 135,000 94,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	07	Split Level		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	01	Hardwood		
Heating System	01	Hot Water		
Fuel	01	Oil		
Attic	99	None		
Grade	33	C+		
Garage	22	Attached 2 car		
Area Over Gar.	99	None		
Basement	04	Full with walk-o		
Bsmt Fin Qual	04	Living Area w/o		
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good		
			Actual Year Built: 1959	

Building Valuation Summary

			Area	
Dwelling	Frame	1 story w/bsmt	1,243	210,070
Basement	Full with walk			
Heating	Yes	A/C No		
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				8,500
Other Features	Mason Trim	WB Stks		
				67,202
				23,790

Sub-Total		309,562
Grade	C+	Factor 1.0800
CDU		C&D Factor 1.00
Depreciation		35 %
		Computed cost value @ 70%
		152,119

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	546	24,016
P Porches, Patios, Decks	FOFF Frame open first flo	156	9,504
L Living Area	FRUF Frame upper full	224	18,756
P Porches, Patios, Decks	FOFF Frame open first flo	224	13,647
P Porches, Patios, Decks	FOFF Frame open first flo	21	1,279

Total additions 67,202

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	18	36	648	74.05		C	47,984	50	24,000
RS1 Frame Utility Shed	6	8	48	30.00	1990	C	1,440	50	700
Value at 70%		17,290	Value at 100%		24,700				

