

Property at 00021 CRESTWOOD DRIVE

Prop ID 1970021

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Administrative Information

Owner name: RODRIGUEZ ADRIAN GARCIA AND
Second name: SILVIA BAHJAT
Address: 21 CRESTWOOD DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
Lot: 1970021 Neigh.: Zone: R40 Vol: 509 Page: 892

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Dwelling	1.00	175,840

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 26-Oct-2004
Sale price: 358,000
Sale valid: Y

Values

Resident Excess	.02	110	
Mkt value :			
Cost value:		386,357	

Summary

Total assessments	270,450
Total exemptions	
Net assessment	270,450

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.0792
Mkt/sale :
Assmt/sale: .7554

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	04	Colonial		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	3
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	37	B-	Full Baths	2
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	02	Rec Room w/o air	Addn'l fixtures	700
Air Condition	01	Central Air	Whirlpools	1,764
Interior Cond	05	Good	Saunas	
Exterior Cond	05	Good	# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	3
			Actual Year Built: 1961	

Building Valuation Summary

				Area	
Dwelling	Frame	2 story w/bsmt		748	215,080
Basement	Full				
Heating	Yes	A/C Yes			6,210
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	8,500
Attic	None		Attic size:		
Additions					69,099
Other Features		WB Stks	RR		31,415

Sub-Total					330,304
Grade	B-	Factor 1.1700			386,456
CDU		C&D Factor 1.00			386,456
Depreciation		35 %			251,196
		Computed cost value @ 70%			175,837

Building additions

Category	Type		Area	Value
P Porches, Patios, Decks	FEFF	Frame enclosed first	78	7,438
L Living Area	FRFF	Frame first floor	234	26,789
L Living Area	BSMT	Basement addition	234	4,312
L Living Area	OVER	Frame Overhang	34	3,114
G Garages	FR	Attached frame LE 65	528	23,314
P Porches, Patios, Decks	DECK	Wood deck	156	4,132

Total additions 69,099

