

Property at 00002 DEEPWOOD DRIVE

Prop ID 2070002

Printed 06-Feb-2024 10:21 AM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: LOMNICKY AMY & JASON ANTHONY  
 Second name:  
 Address: 2 DEEPWOOD DRIVE  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 010 Clerk map:  
 Lot: 2070002 Neigh.: Zone: R30 Vol: 765 Page: 651

| Assessments       |      |         | Exemptions |              | Last sale    |                        |
|-------------------|------|---------|------------|--------------|--------------|------------------------|
| Assmt category    | Qty  | Amount  | Exempt     | Cat          | Amount       | Sale date: 03-Sep-2021 |
| Resident Land     | .69  | 105,000 |            |              |              | Sale price: 400,000    |
| Resident Dwelling | 1.00 | 152,480 |            |              |              | Sale valid:            |
| Resident Outbldg  | 2.00 | 1,680   |            |              |              | Values                 |
|                   |      |         |            |              |              | Mkt value :            |
| Resident Excess   | .07  | 370     |            |              |              | Cost value: 370,757    |
| Summary           |      |         | Utilities  |              | Sales ratios |                        |
| Total assessments |      | 259,530 | Water      | Connecticut  | Cost/sale :  | .9269                  |
| Total exemptions  |      |         | Sewer      | Public sewer | Mkt/sale :   |                        |
| Net assessment    |      | 259,530 | Gas        | None         | Assmt/sale:  | .6488                  |

## Land Information

| Type         | Use | Acres/SqFt | Rate    | Total      | Infl             | Fact | Value   | 70% Value |
|--------------|-----|------------|---------|------------|------------------|------|---------|-----------|
| PRIM         | 11  | .690       | 150,000 | 150,000    |                  |      | 150,000 | 105,000   |
| Primary Site |     | 30,056     |         |            |                  |      |         |           |
| RES          | 12  | .070       | 7,500   | 525        |                  |      | 525     | 368       |
| Residual     |     | 3,049      |         |            |                  |      |         |           |
|              |     |            |         | .760 acres | Total land value |      | 150,525 | 105,368   |

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |       |
|----------------|------|------------------|-------------------------|-------|
| Style          | 04   | Colonial         |                         |       |
| Exterior Walls | 04   | Vinyl Siding     |                         |       |
| Roof Material  | 01   | Asphalt Shingles | Story Height 2.0        |       |
| Roof Type      | 01   | Gable            |                         |       |
| Foundation     | 01   | Poured Concrete  | Total Rooms             | 8     |
| Interior Walls | 02   | Drywall          | Bedrooms                | 4     |
| Floors         | 01   | Hardwood         | Family Rooms            | 1     |
| Heating System | 01   | Hot Water        | Full Baths              | 2     |
| Fuel           | 01   | Oil              | Half Baths              | 1     |
| Attic          | 99   | None             | Addtn'l fixtures        |       |
| Grade          | 33   | C+               | Whirlpools              | 1,906 |
| 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  | 99   | None             |                         |       |
| Interior Cond  | 05   | Good             |                         |       |
| Exterior Cond  | 05   | Good             | Actual Year Built: 1971 |       |

## Building Valuation Summary

|                |       |                           |             |      |         |
|----------------|-------|---------------------------|-------------|------|---------|
| Dwelling       | Frame | 2 story w/bsmt            | Area        | 816  | 228,360 |
| Basement       | Full  |                           |             |      |         |
| Heating        | Yes   | A/C No                    |             |      |         |
| Plumbing       | 2 F/B | 1 H/B                     | Add'l fix.  | Wh/p | Saunas  |
| Attic          | None  |                           | Attic size: |      | 8,500   |
| Additions      |       |                           |             |      | 66,688  |
| Other Features |       | WB Stks                   |             |      | 6,750   |
| Sub-Total      |       |                           |             |      | 310,298 |
| Grade          | C+    | Factor 1.0800             |             |      | 335,122 |
| CDU            |       | C&D Factor 1.00           |             |      | 335,122 |
| Depreciation   |       | 35 %                      |             |      | 217,829 |
|                |       | Computed cost value @ 70% |             |      | 152,480 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| P Porches, Patios, Decks | FOFF Frame open first flo | 128  | 7,799  |
| L Living Area            | OVER Frame Overhang       | 34   | 3,114  |
| P Porches, Patios, Decks | BPAT Brick/flagstone pati | 100  | 2,280  |
| L Living Area            | FRFF Frame first floor    | 240  | 27,475 |
| L Living Area            | BSMT Basement addition    | 240  | 4,423  |
| G Garages                | FR Attached frame LE 65   | 484  | 21,597 |
| Total additions          |                           |      | 66,688 |

## 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 |     |     |       |       |      |     |               |      |       |
| RS1 Frame    | 8   | 10  | 80    | 30.00 |      | C   | 2,400         | 50   | 1,200 |
| Utility Shed |     |     |       |       |      |     |               |      |       |
| Value at 70% |     |     | 1,680 |       |      |     | Value at 100% |      | 2,400 |

