

Property at 00045 EDWARDS ROAD

Prop ID 2190045

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Administrative Information

Owner name: SMITH BRADFORD W AND
Second name: CARA A V
Address: 45 EDWARDS ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 022 Clerk map:
Lot: 2190045 Neigh.: Zone: R30 Vol: 471 Page: 1256

Assessments

Assmt category	Qty	Amount
Resident Land	.68	105,000
Resident Dwelling	1.00	215,870

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 21-Jul-2003
Sale price: 320,000
Sale valid:

Values

Mkt value :
Cost value: 458,386

Summary

Total assessments	320,870
Total exemptions	
Net assessment	320,870

Utilities

Water	Well
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.4325
Mkt/sale :
Assmt/sale: 1.0027

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.680	150,000	150,000			150,000	105,000
Primary Site		29,621						

.680 acres Total land value 150,000 105,000

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	279,920
Basement	Full		1,080	
Heating	Yes	A/C No		
Plumbing	2 F/B	H/B Add'l fix.	Wh/p Saunas	5,000
Attic	Unfinished	Attic size: 1,080		14,679
Additions				89,155
Other Features	WB Stks	Bsmt Gar		16,750

Sub-Total		405,504
Grade	B-	Factor 1.1700
CDU	C&D Factor 1.00	474,440
Depreciation	35 %	308,386
	Computed cost value @ 70%	215,870

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	210	12,794
L Living Area	FRUF Frame upper full	600	50,238
G Garages	FR Attached frame LE 65	600	26,123

Total additions 89,155

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	04	Colonial	
Exterior Walls	03	Aluminum Siding	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 7 Garage cars 2
Interior Walls	01	Plaster	Bedrooms 4 Unfinished area
Floors	01	Hardwood	Family Rooms Dormer linear f
Heating System	01	Hot Water	Full Baths 2 Masonry trim sf
Fuel	01	Oil	Half Baths Finish bsmt sz
Attic	02	Unfinished	Addtn'l fixtures Rec Room Size
Grade	37	B-	Whirlpools Living area 2,760
Garage	12	Basement 2 car	Saunas # Living Units
Area Over Gar.	01	Fully Finished	M/F stacks
Basement	01	Full	W/B stacks 1
Bsmt Fin Qual	99	None	W/B openings 3
Air Condition	99	None	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1808

