

Property at 00046 EDWARDS ROAD

Prop ID 2190046

Printed 06-Feb-2024 11:22 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: DODGE AMBER & BENGSTON BRIAN J
 Second name:
 Address: 46 EDWARDS ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 016 Clerk map:
 Lot: 2190046 Neigh.: Zone: R30 Vol: 715 Page: 635

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 06-Dec-2017
Resident Land	.69	105,000				Sale price: 515,000
Resident Dwelling	1.00	283,770				Sale valid:
Resident Excess	.13	680				Values
Resident Outbldg	2.00	19,390				Mkt value :
						Cost value: 584,057
Summary			Utilities		Sales ratios	
Total assessments	408,840		Water	Connecticut	Cost/sale :	1.1341
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	408,840		Gas	None	Assmt/sale:	.7939

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	.130	7,500	975			975	683
Residual		5,663						
		.820 acres		Total land value			150,975	105,683

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Bedrooms	4
Floors	07	Hardwood/Carpet	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	2
Grade	43	B+	Whirlpools	1
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1986	

Building Valuation Summary

		Area			
Dwelling	Frame	2 story w/bsmt	912	247,110	
Basement	Full				
Heating	Yes	A/C Yes		7,120	
Plumbing	2 F/B	1 H/B	2 Add'l fix.	1 Wh/p	Saunas
Attic	None		Attic size:		12,000
Additions					167,965
Other Features		WB Stks	RR		27,785
Sub-Total					461,980
Grade	B+	Factor 1.3500			623,673
CDU		C&D Factor 1.00			623,673
Depreciation		35 %			405,387
Computed cost value @ 70%					283,771

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	264	30,223
L Living Area	BSMT Basement addition	264	4,865
L Living Area	AIR Air conditioning	264	803
P Porches, Patios, Decks	DECK Wood deck	368	9,748
L Living Area	OVER Frame Overhang	38	3,480
L Living Area	AIR Air conditioning	38	116
L Living Area	OVER Frame Overhang	22	2,015
L Living Area	AIR Air conditioning	22	67
L Living Area	FRFF Frame first floor	308	35,260
L Living Area	AIR Air conditioning	308	936
G Garages	FR Attached frame LE 65	576	25,187
P Porches, Patios, Decks	DECK Wood deck	112	2,967
L Living Area	FRFF Frame first floor	256	29,307
L Living Area	FRUF Frame upper full	256	21,435
L Living Area	AIR Air conditioning	256	778
L Living Area	AIR Air conditioning	256	778

Total additions 167,965

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	18	38	684	74.05	2018	C	50,650	50	25,300
RS1 Frame Utility Shed	10	16	160	30.00	2021	C	4,800	50	2,400
Value at 70%		19,390	Value at 100%		27,700				

