

Property at 00007 FERNWOOD ROAD

Prop ID 2250007

Printed 09-Sep-2026 3:06 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: VIRONE LEE C &
 Second name: SANFILIPPO ENZA
 Address: 7 FERNWOOD ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 005 Clerk map:
 Lot: 2250007 Neigh.: LV Zone: R15 Vol: 817 Page: 682

Assessments

Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 30-Nov-2006
Resident Land	.23	70,000	ABA	Veteran	2,000	Sale price: 261,000
Resident Dwelling	1.00	106,670	CBB	Add Vet	1,000	Sale valid: Y
Resident Outbldg	1.00	560	DAC	Veteran	10,000	

Exemptions

Last sale

Values

Mkt value :
 Cost value: 253,186

Summary

Summary	Utilities	Sales ratios
Total assessments 177,230	Water Connecticut	Cost/sale : .9701
Total exemptions 13,000	Sewer Public sewer	Mkt/sale :
Net assessment 164,230	Gas None	Assmt/sale: .6790

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.230	100,000	100,000			100,000	70,000
Primary Site		10,019						

.230 acres Total land value 100,000 70,000

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	01	Ranch	
Exterior Walls	04	Vinyl Siding	
Roof Material	01	Asphalt Shingles	Story Height 1.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 5
Interior Walls	01	Plaster	Garage cars 2
Floors	01	Hardwood	Bedrooms 3
Heating System	01	Hot Water	Family Rooms
Fuel	01	Oil	Full Baths 3
Attic	99	None	Masonry trim sf
Grade	30	C	Half Baths
Garage	22	Attached 2 car	Finish bsmt sz
Area Over Gar.	01	Fully Finished	Rec Room Size
Basement	01	Full	Living area 1,430
Bsmt Fin Qual	01	Unfinished	# Living Units
Air Condition	99	None	
Interior Cond	05	Good	
Exterior Cond	05	Good	

Actual Year Built: 1937

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	168,090
Basement	Full		924	
Heating	Yes	A/C No		
Plumbing	3 F/B	H/B Add'l fix.	Wh/p	10,000
Attic	None	Attic size:		
Additions				56,350
Other Features				

Sub-Total		234,440
Grade C	Factor 1.0000	234,440
CDU	C&D Factor 1.00	234,440
Depreciation	35 %	152,386
	Computed cost value @ 70%	106,670

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	506	22,456
G Garages	FSF Full-story fin o/gar	506	33,894

Total additions 56,350

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS2 Metal	10	10	100	30.00		E	1,500	50	800
Utility Shed									
Value at 70%			560				Value at 100%		800

