

Property at 00011 FERNWOOD ROAD

Prop ID 2250011

Printed 06-Feb-2024 11:29 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: SIMPSON RON
 Second name:
 Address: 52 PRINCETON DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 005 Clerk map:
 Lot: 2250011 Neigh.: LV Zone: R15 Vol: 672 Page: 303

Assessments

Assmt category	Qty	Amount
Resident Land	.23	70,000
Resident Dwelling	1.00	112,100

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 28-Mar-2014
 Sale price: 145,100
 Sale valid: 11

Values

Mkt value :
 Cost value: 260,143

Summary

Total assessments	182,100
Total exemptions	
Net assessment	182,100

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.7929
 Mkt/sale :
 Assmt/sale: 1.2550

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

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	199,120
Basement	Full		816	
Heating	Yes	A/C No		
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas 5,000
Attic	None	Attic size:		
Additions				35,496
Other Features	WB Stks			6,750

Sub-Total		246,366
Grade C	Factor 1.0000	246,366
CDU	C&D Factor 1.00	246,366
Depreciation	35 %	160,138
	Computed cost value @ 70%	112,097

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	120	13,738
P Porches, Patios, Decks	FOFF Frame open first flo	18	1,097
G Garages	FR Attached frame LE 65	460	20,661

Total additions 35,496

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	02	Cape	
Exterior Walls	04	Vinyl Siding	
Roof Material	01	Asphalt Shingles	Story Height 1.5
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 6 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	99	None	Addn'l fixtures Rec Room Size
Grade	30	C	Whirlpools Living area 1,480
Garage	22	Attached 2 car	Saunas # Living Units
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: 1957

