

Property at 00012 FERNWOOD ROAD

Prop ID 2250012

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Administrative Information

Owner name: WALLACK JOANNE M
Second name:
Address: 12 FERNWOOD ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 005 Clerk map:
Lot: 2250012 Neigh.: LV Zone: R15 Vol: 42 Page: 578

Assessments

Assmt category	Qty	Amount
Resident Land	.28	70,000
Resident Dwelling	1.00	107,140
Resident Outbldg	1.00	1,050

Exemptions

Exempt	Cat	Amount

Last sale

Sale date:
Sale price:
Sale valid:
Values
Mkt value :
Cost value: 254,557

Summary

Total assessments	178,190
Total exemptions	
Net assessment	178,190

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale :
Mkt/sale :
Assmt/sale:

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.280	100,000	100,000			100,000	70,000
Primary Site		12,197						

.280 acres

Total land value

100,000

70,000

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
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	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	
Attic	03	Partially finish	Addtn'l fixtures	
Grade	30	C	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1956	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	153,880
Basement	Full		816	
Heating	Yes	A/C No		
Plumbing	1 F/B	H/B Add'l fix.	Wh/p	Saunas
Attic	Partially finished	Attic size: 816		18,501
Additions				49,746
Other Features	WB Stks	RR		13,356
Sub-Total				235,483
Grade	C	Factor 1.0000		235,483
CDU		C&D Factor 1.00		235,483
Depreciation		35 %		153,064
		Computed cost value @ 70%		107,145

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	F0FF Frame open first flo	45	2,742
P Porches, Patios, Decks	FEFF Frame enclosed first	171	16,307
G Garages	FR Attached frame LE 65	576	25,187
P Porches, Patios, Decks	DECK Wood deck	208	5,510

Total additions 49,746

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS2 Metal	10	10	100	30.00		C	3,000	50	1,500
Utility Shed									
Value at 70%			1,050				Value at 100%		1,500

