

Property at 00015 FERNWOOD ROAD

Prop ID 2250015

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

Administrative Information

Owner name: EMERY LYNN ANN
 Second name:
 Address: 15 FERNWOOD ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 005 Clerk map:
 Lot: 2250015 Neigh.: LV Zone: R15 Vol: 63 Page: 235

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 06-May-1969
Resident Land	.34	70,000				Sale price: 17,000
Resident Dwelling	1.00	113,210				Sale valid:
Resident Outbldg	1.00	350				Values
						Mkt value :
						Cost value: 262,229
Summary			Utilities		Sales ratios	
Total assessments	183,560		Water	Connecticut	Cost/sale :	15.4252
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	183,560		Gas	None	Assmt/sale:	10.7976

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.340	100,000	100,000			100,000	70,000
Primary Site		14,810						
		.340 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	6
Interior Walls	01	Plaster	Bedrooms	4
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	
Attic	04	Fully finished w	Addtn'l fixtures	
Grade	30	C	Whirlpools	1,344
Garage	22	Attached 2 car	Saunas	
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: 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	Fully finished w/WH	Attic size: 816		29,592
Additions				58,599
Other Features	WB Stks			6,750
Sub-Total				248,821
Grade	C	Factor 1.0000		248,821
CDU		C&D Factor 1.00		248,821
Depreciation		35 %		161,734
Computed cost value @ 70%				113,214

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	720	32,257
L Living Area	UATT Unfinished attic	720	12,604
L Living Area	FRFF Frame first floor	120	13,738

Total additions 58,599

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS2 Metal	6	10	60	30.00		E	900	50	500
Utility Shed									
Value at 70%		350	Value at 100%		500				

