

Property at 00024 FERNWOOD ROAD

Prop ID 2250024

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Administrative Information

Owner name: GUARINO LUDWIG & MARYGRACE
 Second name:
 Address: 24 FERNWOOD ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 005 Clerk map:
 Lot: 2250024 Neigh.: LV Zone: R15 Vol: 806 Page: 147

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 08-Aug-2025
Resident Land	.34	70,000				Sale price: 520,000
Resident Dwelling	1.00	164,430				Sale valid:
Resident Outbldg	1.00	2,030				Values
Resident Excess	.28	1,470				Mkt value :
						Cost value: 339,900
Summary			Utilities		Sales ratios	
Total assessments		237,930	Water	Connecticut	Cost/sale :	.6537
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		237,930	Gas	None	Assmt/sale:	.4576

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						
RES	12	.280	7,500	2,100			2,100	1,470
Residual		12,197						
		.620 acres		Total land value			102,100	71,470

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	5
Interior Walls	02	Drywall	Bedrooms	2
Floors	05	W/W over sub-flo	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	33	C+	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	1
Basement	01	Full	W/B stacks	
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1987	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,736	274,950
Basement	Full				
Heating	Yes	A/C Yes			7,860
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	8,500
Attic	None		Attic size:		
Additions					32,596
Other Features		M Stks RR			10,707
Sub-Total					334,613
Grade	C+	Factor 1.0800			361,382
CDU		C&D Factor 1.00			361,382
Depreciation		35 %			234,898
		Computed cost value @ 70%			164,429

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	528	23,314
P Porches, Patios, Decks	DECK Wood deck	240	6,358
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924
Total additions			32,596

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	16	192	30.00	2020	C	5,760	50	2,900
Utility Shed									
Value at 70%			2,030				Value at 100%		2,900

