

Property at 00040 FERNWOOD ROAD

Prop ID 2250040

Printed 06-Feb-2024 11:30 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: BLANCHETTE TIFFANY
 Second name:
 Address: 40 FERNWOOD ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
 Lot: 2250040 Neigh.: LV Zone: R15 Vol: 625 Page: 384

Assessments

Assmt category	Qty	Amount
Resident Land	.34	70,000
Resident Dwelling	1.00	128,120
Resident Outbldg	1.00	2,030

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 10-Jun-2011
 Sale price: 212,500
 Sale valid:

Values

Mkt value :
 Cost value: 296,686

Summary

Total assessments	207,680
Total exemptions	
Net assessment	207,680

Utilities

Water	Well
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.3962
 Mkt/sale :
 Assmt/sale: .9773

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	2.870	7,500	21,525	T0	.50	10,763	7,534
Residual		125,017						
				Topography				

3.210 acres Total land value 110,763 77,534

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	06	Contemporary	
Exterior Walls	10	Vertical Siding	
Roof Material	01	Asphalt Shingles	
Roof Type	01	Gable	
Foundation	01	Poured Concrete	
Interior Walls	02	Drywall	
Floors	05	W/W over sub-flo	
Heating System	05	Electric B/B	
Fuel	03	Electric	
Attic	99	None	
Grade	37	B-	
Garage	12	Basement 2 car	
Area Over Gar.	02	Fully Unfinished	
Basement	01	Full	
Bsmt Fin Qual	01	Unfinished	
Air Condition	99	None	
Interior Cond	05	Good	
Exterior Cond	05	Good	

Actual Year Built: 1984

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	215,470
Basement	Full		912	
Heating	Yes	A/C No		
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas 5,000
Attic	None	Attic size:		
Additions				15,205
Other Features			Bsmt Gar	5,000

Sub-Total		240,675
Grade	B-	Factor 1.1700 281,590
CDU	C&D Factor 1.00	281,590
Depreciation	35 %	183,034
	Computed cost value @ 70%	128,124

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	574	15,205

Total additions 15,205

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	16	192	30.00	1993	C	5,760	50	2,900
Utility Shed									

Value at 70% 2,030

Value at 100% 2,900

