

Property at 00001 FOREST HILLS DRIVE

Prop ID 2300001

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## Administrative Information

Owner name: WRIGHT JANET R  
 Second name:  
 Address: 1 FOREST HILLS DRIVE  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 007 Clerk map:  
 Lot: 2300001 Neigh.: Zone: R40 Vol: 637 Page: 368

| Assessments       |         |         | Exemptions  |             | Last sale    |                        |
|-------------------|---------|---------|-------------|-------------|--------------|------------------------|
| Assmt category    | Qty     | Amount  | Exempt      | Cat         | Amount       | Sale date: 16-May-1973 |
| Resident Land     | .92     | 87,500  | AAA         | Veteran     | 1,000        | Sale price: 49,000     |
| Resident Dwelling | 1.00    | 218,270 | CAB         | Add Vet     | 500          | Sale valid:            |
|                   |         |         | DAC         | Veteran     | 10,000       |                        |
| Resident Excess   |         |         | Values      |             | Mkt value :  |                        |
| 1.55              | 8,140   |         | Cost value: |             | 448,443      |                        |
| Summary           |         |         | Utilities   |             | Sales ratios |                        |
| Total assessments | 313,910 |         | Water       | Connecticut | Cost/sale :  | 9.1519                 |
| Total exemptions  | 11,500  |         | Sewer       | Septic      | Mkt/sale :   |                        |
| Net assessment    | 302,410 |         | Gas         | None        | Assmt/sale:  | 6.4063                 |

## Land Information

| Type         | Use | Acres/SqFt | Rate    | Total            | Infl | Fact | Value   | 70% Value |
|--------------|-----|------------|---------|------------------|------|------|---------|-----------|
| PRIM         | 11  | .920       | 125,000 | 125,000          |      |      | 125,000 | 87,500    |
| Primary Site |     | 40,075     |         |                  |      |      |         |           |
| RES          | 12  | 1.550      | 7,500   | 11,625           |      |      | 11,625  | 8,138     |
| Residual     |     | 67,518     |         |                  |      |      |         |           |
| 2.470 acres  |     |            |         | Total land value |      |      | 136,625 | 95,638    |

## Building Valuation Summary

|                           |       |                 |             |       |         |
|---------------------------|-------|-----------------|-------------|-------|---------|
| Dwelling                  | Frame | 1 story w/bsmt  | Area        | 1,846 | 289,420 |
| Basement                  | Full  |                 |             |       |         |
| Heating                   | Yes   | A/C No          |             |       |         |
| Plumbing                  | 2 F/B | 1 H/B           | Add'l fix.  | Wh/p  | Saunas  |
| Attic                     | None  |                 | Attic size: |       | 8,500   |
| Additions                 |       |                 |             |       | 102,850 |
| Other Features            |       | WB Stks         |             |       | 9,250   |
| Sub-Total                 |       |                 |             |       | 410,020 |
| Grade                     | B-    | Factor 1.1700   |             |       | 479,723 |
| CDU                       |       | C&D Factor 1.00 |             |       | 479,723 |
| Depreciation              |       | 35 %            |             |       | 311,820 |
| Computed cost value @ 70% |       |                 |             |       | 218,274 |

## Building additions

| Category                 | Type                      | Area | Value   |
|--------------------------|---------------------------|------|---------|
| P Porches, Patios, Decks | DECK Wood deck            | 518  | 13,722  |
| L Living Area            | FRFF Frame first floor    | 512  | 58,614  |
| P Porches, Patios, Decks | FOFF Frame open first flo | 54   | 3,290   |
| P Porches, Patios, Decks | FOFF Frame open first flo | 36   | 2,193   |
| G Garages                | FR Attached frame LE 65   | 572  | 25,031  |
| Total additions          |                           |      | 102,850 |

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |   |
|----------------|------|------------------|-------------------------|---|
| Style          | 01   | Ranch            |                         |   |
| Exterior Walls | 01   | Clapboards       |                         |   |
| Roof Material  | 01   | Asphalt Shingles | Story Height 1.0        |   |
| Roof Type      | 01   | Gable            |                         |   |
| Foundation     | 01   | Poured Concrete  | Total Rooms             | 6 |
| Interior Walls | 01   | Plaster          | Garage cars             | 2 |
| Floors         | 01   | Hardwood         | Bedrooms                | 3 |
| Heating System | 02   | Forced Hot Air   | Unfinished area         |   |
| Fuel           | 01   | Oil              | Family Rooms            | 1 |
| Attic          | 99   | None             | Full Baths              | 2 |
| Grade          | 37   | B-               | Half Baths              | 1 |
| Garage         | 22   | Attached 2 car   | Addtn'l fixtures        |   |
| Area Over Gar. | 99   | None             | Whirlpools              |   |
| Basement       | 01   | Full             | Saunas                  |   |
| Bsmt Fin Qual  | 01   | Unfinished       | M/F stacks              |   |
| Air Condition  | 99   | None             | W/B stacks              | 1 |
| Interior Cond  | 05   | Good             | W/B openings            | 2 |
| Exterior Cond  | 05   | Good             | Actual Year Built: 1947 |   |

