

Property at 00005 GOODWILL TRAIL

Prop ID 2430005

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Administrative Information

Owner name: WRIGHT CARL S & ANNETTE R TTEES
 Second name:
 Address: 5 GOODWILL TRAIL
 City/state: AVON CT Zip: 06001

Location Information

Map: 037 Clerk map:
 Lot: 2430005 Neigh.: SL Zone: R15 Vol: 773 Page: 482

Assessments

Assmt category	Qty	Amount
Resident Land	.30	70,000
Resident Dwelling	1.00	225,390
Resident Outbldg	1.00	980

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 03-Jun-2004
 Sale price: 370,000
 Sale valid:

Values

Mkt value :
 Cost value: 423,386

Summary

Total assessments	296,370
Total exemptions	
Net assessment	296,370

Utilities

Water	Well
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.1443
 Mkt/sale :
 Assmt/sale: .8010

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.300	100,000	100,000			100,000	70,000
Primary Site		13,068						

.300 acres

Total land value

100,000

70,000

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	07	Hardwood/Carpet		
Heating System	02	Forced Hot Air		
Fuel	01	Oil		
Attic	99	None		
Grade	43	B+		
Garage	22	Attached 2 car		
Area Over Gar.	99	None		
Basement	01	Full		
Bsmt Fin Qual	01	Unfinished		
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 2004

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	851	235,190
Basement	Full				
Heating	Yes	A/C No			
Plumbing	3 F/B	H/B 1 Add'l fix.	1 Wh/p	Saunas	13,000
Attic	None	Attic size:			
Additions					66,814
Other Features		M Stks			3,000
Sub-Total					318,004
Grade	B+	Factor 1.3500			429,305
CDU		C&D Factor 1.00			429,305
Depreciation		25 %			321,979
Computed cost value @ 70%					225,385

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	420	19,100
L Living Area	FRFF Frame first floor	18	2,061
P Porches, Patios, Decks	DECK Wood deck	130	3,444
P Porches, Patios, Decks	FOFF Frame open first flo	68	4,143
L Living Area	BSMT Basement addition	280	5,160
L Living Area	FRFF Frame first floor	280	32,055
L Living Area	AIR Air conditioning	280	851

Total additions 66,814

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	30.00	2006	C	2,880	50	1,400
Utility Shed									
Value at 70%					980	Value at 100%			1,400

