

Property at 00009 GOODWILL TRAIL

Prop ID 2430009

Printed 06-Feb-2024 12:02 PM Design and Layout (C) Right/Angles

## ~~Administrative Information~~

Owner name: COLBURN JAMES O

Second name:

Address: 9 GOODWILL TRAIL

City/state: AVON CT Zip: 06001

## -Location Information-

Map: 037

Clerk map:

Lot: 2430009

Neigh.: SL

Zone: R15

Vol: 123

Page: 371

## Assessments

## Exemptions

-Last sale-

| Assmt category    | Qty  | Amount |
|-------------------|------|--------|
| Resident Land     | .34  | 70,000 |
| Resident Dwelling | 1.00 | 66,490 |
| Resident Outbldg  | 1.00 | 9,380  |

| Exempt | Cat | Amount |
|--------|-----|--------|
|--------|-----|--------|

```
Sale date: 22-Apr-1981
Sale price:
Sale valid:
```

| Values      |         |
|-------------|---------|
| Mkt value : |         |
| Cost value: | 208,386 |

## Summary

|                   |         |
|-------------------|---------|
| Total assessments | 145,870 |
| Total exemptions  |         |
| Net assessment    | 145,870 |

|       |              |
|-------|--------------|
| Water | Well         |
| Sewer | Public sewer |
| Gas   | None         |

```
Cost/sale :
Mkt/sale :
Assmt/sale:
```

## 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 | 7 |
|------------|------------------|---------|---|

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |   |                 |       |
|----------------|------|------------------|-------------------------|---|-----------------|-------|
| Style          | 18   | Cottage          |                         |   |                 |       |
| Exterior Walls | 14   | Log Cabin        |                         |   |                 |       |
| Roof Material  | 01   | Asphalt Shingles | Story Height 1.0        |   |                 |       |
| Roof Type      | 01   | Gable            |                         |   |                 |       |
| Foundation     | 03   | Field Stone      | Total Rooms             | 3 | Garage cars     | 2     |
| Interior Walls | 01   | Plaster          | Bedrooms                | 1 | Unfinished area |       |
| Floors         | 01   | Hardwood         | Family Rooms            |   | Dormer linear f |       |
| Heating System | 02   | Forced Hot Air   | Full Baths              | 1 | Masonry trim sf |       |
| Fuel           | 01   | Oil              | Half Baths              |   | Finish bsmt sz  |       |
| Attic          | 99   | None             | Addn'l fixtures         |   | Rec Room Size   |       |
| Grade          | 27   | C-               | Whirlpools              |   | Living area     | 1,080 |
| Garage         | 32   | Detached 2 car   | Saunas                  |   | # Living Units  |       |
| 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  | 03   | Fair             |                         |   |                 |       |
| Exterior Cond  | 03   | Fair             | Actual Year Built: 1935 |   |                 |       |

## Building Valuation Summary

|                |       |                |             |         |
|----------------|-------|----------------|-------------|---------|
| Dwelling       | Frame | 1 story w/bsmt | 440         | 104,400 |
| Basement       | Full  |                |             |         |
| Heating        | Yes   | A/C No         |             |         |
| Plumbing       | 1 F/B | H/B Add'l fix. | Wh/p        | Saunas  |
| Attic          | None  |                | Attic size: |         |
| Additions      |       |                |             | 47,690  |
| Other Features |       | WB Stks        |             | 6,750   |

|              |            |                           |         |
|--------------|------------|---------------------------|---------|
| Sub-Total    |            |                           | 158,840 |
| Grade C-     | Factor     | .9200                     | 146,133 |
| CDU          | C&D Factor | 1.00                      | 146,133 |
| Depreciation |            | 35 %                      | 94,986  |
|              |            | Computed cost value @ 70% | 66,490  |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| L Living Area            | FRFF Frame first floor    | 200  | 22,896 |
| P Porches, Patios, Decks | FEFF Frame enclosed first | 200  | 19,072 |
| P Porches, Patios, Decks | FEFF Frame enclosed first | 60   | 5,722  |

|                 |        |
|-----------------|--------|
| Total additions | 47,690 |
|-----------------|--------|

## Outbuilding Information

[illegible]

|              |       |               |        |
|--------------|-------|---------------|--------|
| Value at 70% | 9,380 | Value at 100% | 13,400 |
|--------------|-------|---------------|--------|

