

Property at 00015 GREENWOOD DRIVE

Prop ID 2470015

Printed 06-Feb-2024 12:28 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: FLYNN KATHLEEN C
 Second name:
 Address: 15 GREENWOOD DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
 Lot: 2470015 Neigh.: Zone: R30 Vol: 713 Page: 19

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale
Resident Land	.92	94,500			Sale date: 24-Aug-2017
Resident Dwelling	1.00	192,340			Sale price: 269,000
Resident Outbldg	1.00	1,260			Sale valid:

Values

Assmt category	Qty	Amount	Exempt Cat	Amount	Values
Resident Excess	.34	1,790			Mkt value :
					Cost value: 414,129

Summary

Summary	Amount	Utilities	Sales ratios
Total assessments	289,890	Water Well	Cost/sale : 1.5395
Total exemptions		Sewer Septic	Mkt/sale :
Net assessment	289,890	Gas None	Assmt/sale: 1.0777

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	135,000	135,000		135,000	94,500
Primary Site		40,075					
RES	12	.340	7,500	2,550		2,550	1,785
Residual		14,810					

1.260 acres

Total land value

137,550

96,285

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	01	Ranch	
Exterior Walls	04	Vinyl 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	Garage cars 2
Floors	05	W/W over sub-flo	Bedrooms 2
Heating System	02	Forced Hot Air	Unfinished area
Fuel	01	Oil	Family Rooms
Attic	99	None	Dormer linear f
Grade	33	C+	Full Baths 3
Garage	22	Attached 2 car	Masonry trim sf 224
Area Over Gar.	99	None	Half Baths
Basement	01	Full	Finish bsmt sz
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures 1
Air Condition	01	Central Air	Rec Room Size 750
Interior Cond	05	Good	Living area 1,890
Exterior Cond	05	Good	Whirlpools
			# Living Units 1
			M/F stacks
			W/B stacks 1
			W/B openings 2
			Actual Year Built: 1976

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	Value
Basement	Full		1,890	295,210
Heating	Yes	A/C Yes		8,430
Plumbing	3 F/B	H/B 1 Add'l fix.	Wh/p	10,500
Attic	None	Attic size:	Saunas	
Additions				45,439
Other Features	Mason Trim WB Stks	RR		31,840

Sub-Total	Value
Sub-Total	391,419
Grade C+	Factor 1.0800
CDU	C&D Factor 1.00
Depreciation	35 %
	Computed cost value @ 70%
	192,343

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	676	30,286
P Porches, Patios, Decks	F0FF Frame open first flo	24	1,462
P Porches, Patios, Decks	F0FF Frame open first flo	78	4,752
P Porches, Patios, Decks	BPAT Brick/flagstone pati	392	8,939

Total additions 45,439

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	10	120	30.00		C	3,600	50	1,800
Utility Shed									
Value at 70%			1,260				Value at 100%		1,800

