

Property at 00010 HIGHWOOD CIRCLE

Prop ID 2720010

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## Administrative Information

Owner name: PENARANDA WALTER A  
 Second name:  
 Address: 10 HIGHWOOD CIRCLE  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 018 Clerk map:  
 Lot: 2720010 Neigh.: Zone: R40 Vol: 750 Page: 853

## Assessments

| Assmt category    | Qty  | Amount  | Exempt Cat | Amount | Sale date: 02-Dec-2020 |
|-------------------|------|---------|------------|--------|------------------------|
| Resident Land     | .92  | 105,000 |            |        | Sale price: 380,000    |
| Resident Dwelling | 1.00 | 252,440 |            |        | Sale valid:            |
| Resident Outbldg  | 1.00 | 19,810  |            |        |                        |

## Values

|                 |     |       |             |         |
|-----------------|-----|-------|-------------|---------|
| Resident Excess | .58 | 3,050 | Mkt value : |         |
|                 |     |       | Cost value: | 543,286 |

## Summary

|                   |         |       |             |             |        |
|-------------------|---------|-------|-------------|-------------|--------|
| Total assessments | 380,300 | Water | Connecticut | Cost/sale : | 1.4297 |
| Total exemptions  |         | Sewer | Septic      | Mkt/sale :  |        |
| Net assessment    | 380,300 | Gas   | None        | Assmt/sale: | 1.0008 |

## Land Information

| Type         | Use    | Acres/SqFt | Rate    | Total   | Infl Fact | Value   | 70% Value |
|--------------|--------|------------|---------|---------|-----------|---------|-----------|
| PRIM         | 11     | .920       | 150,000 | 150,000 |           | 150,000 | 105,000   |
| Primary Site | 40,075 |            |         |         |           |         |           |
| RES          | 12     | .580       | 7,500   | 4,350   |           | 4,350   | 3,045     |
| Residual     | 25,265 |            |         |         |           |         |           |

1.500 acres Total land value 154,350 108,045

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |   |
|----------------|------|------------------|-------------------------|---|
| Style          | 04   | Colonial         |                         |   |
| Exterior Walls | 03   | Aluminum Siding  |                         |   |
| Roof Material  | 01   | Asphalt Shingles | Story Height 2.0        |   |
| Roof Type      | 01   | Gable            |                         |   |
| Foundation     | 01   | Poured Concrete  | Total Rooms             | 8 |
| Interior Walls | 02   | Drywall          | Bedrooms                | 4 |
| Floors         | 01   | Hardwood         | Family Rooms            | 1 |
| Heating System | 01   | Hot Water        | Full Baths              | 2 |
| Fuel           | 01   | Oil              | Half Baths              | 1 |
| Attic          | 99   | None             | Addtn'l fixtures        |   |
| Grade          | 40   | B                | Whirlpools              |   |
| Garage         | 22   | Attached 2 car   | Saunas                  |   |
| Area Over Gar. | 99   | None             | M/F stacks              |   |
| Basement       | 01   | Full             | W/B stacks              | 2 |
| Bsmt Fin Qual  | 01   | Unfinished       | W/B openings            | 2 |
| Air Condition  | 99   | None             |                         |   |
| Interior Cond  | 05   | Good             |                         |   |
| Exterior Cond  | 05   | Good             | Actual Year Built: 1968 |   |

## Building Valuation Summary

|                |       |                           |             |       |         |
|----------------|-------|---------------------------|-------------|-------|---------|
| Dwelling       | Frame | 2 story w/bsmt            | Area        | 1,020 | 268,200 |
| 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      |       |                           |             |       | 150,123 |
| Other Features |       | WB Stks                   |             |       | 13,500  |
| Sub-Total      |       |                           |             |       | 440,323 |
| Grade          | B     | Factor 1.2600             |             |       | 554,807 |
| CDU            |       | C&D Factor 1.00           |             |       | 554,807 |
| Depreciation   |       | 35 %                      |             |       | 360,625 |
|                |       | Computed cost value @ 70% |             |       | 252,438 |

## Building additions

| Category                 | Type                      | Area  | Value  |
|--------------------------|---------------------------|-------|--------|
| P Porches, Patios, Decks | FOFF Frame open first flo | 168   | 10,236 |
| L Living Area            | OVER Frame Overhang       | 40    | 3,663  |
| L Living Area            | FRFF Frame first floor    | 384   | 43,961 |
| L Living Area            | BSMT Basement addition    | 384   | 7,076  |
| G Garages                | FR Attached frame LE 65   | 576   | 25,187 |
| P Porches, Patios, Decks | FEFF Frame enclosed first | 1,250 | 60,000 |

Total additions 150,123

## Outbuilding Information

| Description     | Wid | Len | Area   | Rate  | Year | Cnd | RCN           | Depr | Value  |
|-----------------|-----|-----|--------|-------|------|-----|---------------|------|--------|
| IP1 Indoor pool | 16  | 32  | 512    | 110.5 |      | C   | 56,602        | 50   | 28,300 |
| Value at 70%    |     |     | 19,810 |       |      |     | Value at 100% |      | 28,300 |

