

Property at 00004 HIGHWOOD DRIVE

Prop ID 2730004

Printed 06-Feb-2024 1:40 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: BUTLER BRENDAN J AND
 Second name: IANNOTTI ALISON M
 Address: 4 HIGHWOOD DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 2730004 Neigh.: Zone: R40 Vol: 712 Page: 137

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 31-Jul-2017
Resident Land	.92	105,000				Sale price: 469,000
Resident Dwelling	1.00	204,560				Sale valid:
Resident Outbldg	1.00	1,260				Values
						Mkt value :
Resident Excess	.11	580				Cost value: 444,857
Summary			Utilities		Sales ratios	
Total assessments		311,400	Water	Connecticut	Cost/sale :	.9485
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		311,400	Gas	None	Assmt/sale:	.6640

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	.110	7,500	825			825	578
Residual		4,792						
		1.030 acres	Total land value				150,825	105,578

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	03	Garrison Colonia		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Bedrooms	3
Floors	05	W/W over sub-flo	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	2
Grade	40	B	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1983	

Building Valuation Summary

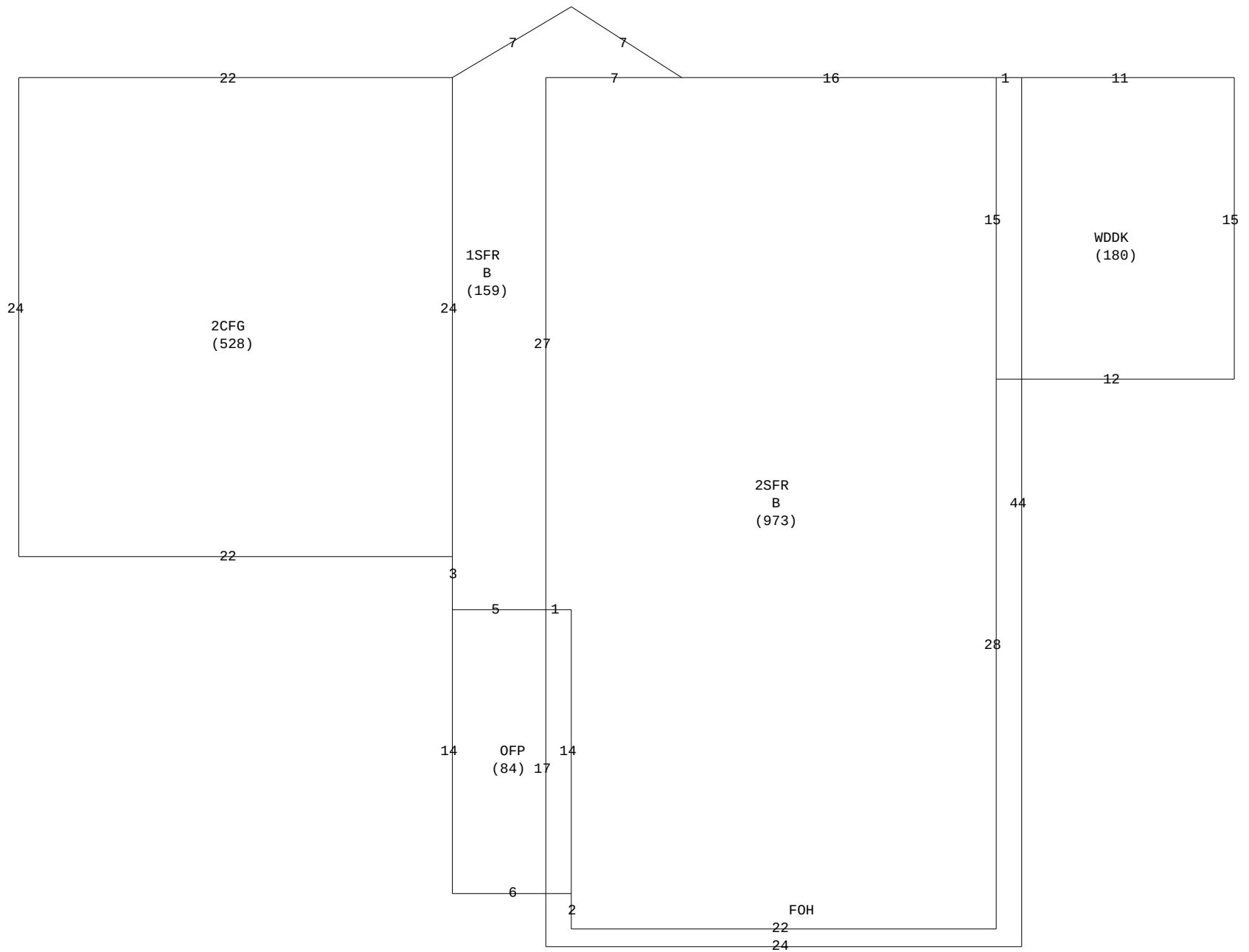
						Area	
Dwelling	Frame	2 story w/bsmt				962	256,870
Basement	Full						
Heating	Yes	A/C Yes					7,390
Plumbing	2 F/B	1 H/B	2 Add'l fix.	Wh/p	Saunas		9,500
Attic	None		Attic size:				
Additions							63,768
Other Features		WB Stks	RR				19,281
Sub-Total							356,809
Grade	B	Factor 1.2600					449,579
CDU		C&D Factor 1.00					449,579
Depreciation		35 %					292,226
Computed cost value @ 70%							204,558

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	180	4,768
L Living Area	FRFF Frame first floor	159	18,202
L Living Area	BSMT Basement addition	159	2,930
P Porches, Patios, Decks	FOFF Frame open first flo	84	5,118
L Living Area	OVER Frame Overhang	83	7,602
L Living Area	OVER Frame Overhang	12	1,099
G Garages	FR Attached frame LE 65	528	23,314
L Living Area	AIR Air conditioning	159	483
L Living Area	AIR Air conditioning	83	252
Total additions			63,768

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	12	120	30.00	2015	C	3,600	50	1,800
Utility Shed									
Value at 70%		1,260	Value at 100%		1,800				



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