

Property at 00005 HIGHWOOD DRIVE

Prop ID 2730005

Printed 06-Feb-2024 1:41 PM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: BORISOV KONSTANTIN AND  
Second name: VICENTE LUCIANA  
Address: 5 HIGHWOOD DRIVE  
City/state: AVON CT Zip: 06001

## Location Information

Map: 018 Clerk map:  
Lot: 2730005 Neigh.: Zone: R40 Vol: 733 Page: 322

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .92  | 105,000 |
| Resident Dwelling | 1.00 | 219,900 |

## Exemptions

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

## Last sale

Sale date: 04-Oct-2019  
Sale price: 400,000  
Sale valid:

## Values

Mkt value :  
Cost value: 464,143

## Summary

|                   |         |
|-------------------|---------|
| Total assessments | 324,900 |
| Total exemptions  |         |
| Net assessment    | 324,900 |

## Utilities

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

## Sales ratios

Cost/sale : 1.1604  
Mkt/sale :  
Assmt/sale: .8123

## 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     |         |         |      |      |         |           |

.920 acres

Total land value

150,000

105,000

## Residential Dwelling Information

## Subject Code Description

|                |    |                  |
|----------------|----|------------------|
| Style          | 04 | Colonial         |
| Exterior Walls | 01 | Clapboards       |
| Roof Material  | 01 | Asphalt Shingles |
| Roof Type      | 01 | Gable            |
| Foundation     | 01 | Poured Concrete  |
| Interior Walls | 02 | Drywall          |
| Floors         | 01 | Hardwood         |
| Heating System | 01 | Hot Water        |
| Fuel           | 01 | Oil              |
| Attic          | 99 | None             |
| Grade          | 40 | B                |
| Garage         | 22 | Attached 2 car   |
| Area Over Gar. | 99 | None             |
| Basement       | 01 | Full             |
| Bsmt Fin Qual  | 03 | Rec Room W/ Air  |
| Air Condition  | 01 | Central Air      |
| Interior Cond  | 05 | Good             |
| Exterior Cond  | 05 | Good             |

## Condominium

| Story Height 2.0 |   |                 |       |
|------------------|---|-----------------|-------|
| Total Rooms      | 7 | Garage cars     | 2     |
| Bedrooms         | 3 | Unfinished area |       |
| Family Rooms     | 1 | Dormer linear f |       |
| Full Baths       | 2 | Masonry trim sf |       |
| Half Baths       | 1 | Finish bsmt sz  |       |
| Addtn'l fixtures | 1 | Rec Room Size   | 400   |
| Whirlpools       | 1 | Living area     | 2,356 |
| Saunas           |   | # Living Units  |       |
| M/F stacks       |   |                 |       |
| W/B stacks       | 1 |                 |       |
| W/B openings     | 1 |                 |       |

Actual Year Built: 1967

## Building Valuation Summary

| Dwelling       | Frame   | 2 story w/bsmt     | Area   |         |
|----------------|---------|--------------------|--------|---------|
| Basement       | Full    |                    | 988    | 261,950 |
| Heating        | Yes     | A/C Yes            |        | 7,540   |
| Plumbing       | 2 F/B   | 1 H/B 1 Add'l fix. | 1 Wh/p | 11,500  |
| Attic          | None    | Attic size:        |        |         |
| Additions      |         |                    |        | 85,798  |
| Other Features | WB Stks | RR                 |        | 16,774  |

|              |   |                           |         |
|--------------|---|---------------------------|---------|
| Sub-Total    |   |                           | 383,562 |
| Grade        | B | Factor 1.2600             | 483,288 |
| CDU          |   | C&D Factor 1.00           | 483,288 |
| Depreciation |   | 35 %                      | 314,137 |
|              |   | Computed cost value @ 70% | 219,896 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| L Living Area            | FRFF Frame first floor    | 121  | 13,852 |
| P Porches, Patios, Decks | BPAT Brick/flagstone pati | 306  | 6,978  |
| G Garages                | FR Attached frame LE 65   | 552  | 24,250 |
| L Living Area            | FRFF Frame first floor    | 165  | 18,889 |
| L Living Area            | BSMT Basement addition    | 165  | 3,041  |
| P Porches, Patios, Decks | FOFF Frame open first flo | 96   | 5,849  |
| L Living Area            | FRFF Frame first floor    | 78   | 8,930  |
| L Living Area            | BSMT Basement addition    | 78   | 1,437  |
| L Living Area            | OVER Frame Overhang       | 16   | 1,465  |
| L Living Area            | AIR Air conditioning      | 121  | 368    |
| L Living Area            | AIR Air conditioning      | 165  | 502    |
| L Living Area            | AIR Air conditioning      | 78   | 237    |

Total additions 85,798

## Outbuilding Information

| Description   | Wid | Len | Area | Rate | Year | Cnd | RCN | Depr | Value |
|---------------|-----|-----|------|------|------|-----|-----|------|-------|
| Value at 70%  |     |     |      |      |      |     |     |      |       |
| Value at 100% |     |     |      |      |      |     |     |      |       |

