

Property at 00011 HIGHWOOD DRIVE

Prop ID 2730011

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Administrative Information

Owner name: KAGAN LAUREN MICHELLE &
 Second name: KAGAN GREGORY MICHAEL
 Address: 11 HIGHWOOD DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 2730011 Neigh.: Zone: R40 Vol: 736 Page: 855

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	244,690

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 17-Jan-2020
 Sale price: 399,000
 Sale valid:

Values

Mkt value :
 Cost value: 501,729

Summary

Total assessments	351,210
Total exemptions	
Net assessment	351,210

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.2575
 Mkt/sale :
 Assmt/sale: .8802

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	.290	7,500	2,175			2,175	1,523
Residual 12,632								

1.210 acres

Total land value

152,175

106,523

Building Valuation Summary

				Area	
Dwelling	Frame	2 story w/bsmt		1,320	326,790
Basement	Full				
Heating	Yes	A/C Yes			9,360
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		8,500
Additions					48,712
Other Features		WB Stks	RR		33,441

Sub-Total					426,803
Grade	B	Factor 1.2600			537,772
CDU		C&D Factor 1.00			537,772
Depreciation		35 %			349,552
		Computed cost value @ 70%			244,686

Building additions

Category	Type		Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo		270	16,450
G Garages	FR Attached frame LE 65		576	25,187
P Porches, Patios, Decks	FOFF Frame open first flo		56	3,412
L Living Area	OVER Frame Overhang		40	3,663

Total additions 48,712

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9 Garage cars 2
Interior Walls	02	Drywall	Bedrooms	5 Unfinished area
Floors	01	Hardwood	Family Rooms	1 Dormer linear f
Heating System	01	Hot Water	Full Baths	2 Masonry trim sf
Fuel	01	Oil	Half Baths	1 Finish bsmt sz
Attic	99	None	Addtn'l fixtures	Rec Room Size 792
Grade	40	B	Whirlpools	Living area 2,680
Garage	22	Attached 2 car	Saunas	# Living Units
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	3
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1967	

