

Property at 00019 HIGHWOOD DRIVE

Prop ID 2730019

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Administrative Information

Owner name: CASSIDY GREGORY & JENNIFER K
 Second name:
 Address: 19 HIGHWOOD DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 2730019 Neigh.: Zone: R40 Vol: 614 Page: 150

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 27-Oct-2010
Resident Land	.92	105,000			Sale price: 470,500
Resident Dwelling	1.00	250,410			Sale valid:
Resident Outbldg	1.00	2,520			Values
					Mkt value :
Resident Excess	.30	1,580			Cost value: 513,586
Summary		Utilities		Sales ratios	
Total assessments	359,510	Water	Connecticut	Cost/sale :	1.0916
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	359,510	Gas	None	Assmt/sale:	.7641

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	.300	7,500	2,250		2,250	1,575
Residual	13,068						
1.220 acres		Total land value		152,250		106,575	

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	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	04	Full with walk-o	W/B stacks	2
Bsmt Fin Qual	01	Unfinished	W/B openings	3
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1967	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,040	272,110
Basement	Full with walk				
Heating	Yes	A/C Yes			7,820
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	8,500
Attic	None		Attic size:		
Additions					132,364
Other Features		WB Stks			16,000
Sub-Total					436,794
Grade	B	Factor 1.2600			550,360
CDU		C&D Factor 1.00			550,360
Depreciation		35 %			357,734
		Computed cost value @ 70%			250,414

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	160	18,317
P Porches, Patios, Decks	BPAT Brick/flagstone pati	182	4,150
L Living Area	FRFF Frame first floor	440	50,372
L Living Area	BSMT Basement addition	440	8,108
P Porches, Patios, Decks	FOFF Frame open first flo	88	5,361
L Living Area	OVER Frame Overhang	40	3,663
G Garages	FR Attached frame LE 65	576	25,187
P Porches, Patios, Decks	DECK Wood deck	599	15,868
L Living Area	AIR Air conditioning	440	1,338
Total additions			132,364

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	20	240	30.00	2011	C	7,200	50	3,600
Utility Shed									
Value at 70%	2,520		Value at 100%		3,600				

