

Property at 00022 HIGHWOOD DRIVE

Prop ID 2730022

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Administrative Information

Owner name: STAUCH ALAN RICHARD TTEE &
 Second name: MACGOWAN LORRAINE A TTEE
 Address: 22 HIGHWOOD DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 2730022 Neigh.: Zone: R40 Vol: 772 Page: 339

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 28-Jan-1985
Resident Land	.92	105,000				Sale price: 162,500
Resident Dwelling	1.00	264,410				Sale valid:
					Values	
Resident Excess	.46	2,420			Mkt value :	
					Cost value: 531,186	
Summary			Utilities		Sales ratios	
Total assessments	371,830		Water	Connecticut	Cost/sale :	3.2688
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	371,830		Gas	None	Assmt/sale:	2.2882

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	.460	7,500	3,450			3,450	2,415
Residual		20,038						
		1.380 acres	Total land value				153,450	107,415

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	8
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	40	B	Full Baths	2
Garage	22	Attached 2 car	Half Baths	1
Area Over Gar.	99	None	Masonry trim sf	
Basement	01	Full	Addtn'l fixtures	
Bsmt Fin Qual	03	Rec Room W/ Air	Rec Room Size	240
Air Condition	01	Central Air	Living area	3,008
Interior Cond	05	Good	Whirlpools	
Exterior Cond	05	Good	Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
Actual Year Built: 1966				

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,040	272,110
Basement	Full				
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					153,254
Other Features		WB Stks	RR		19,515
Sub-Total					461,199
Grade	B	Factor 1.2600			581,111
CDU		C&D Factor 1.00			581,111
Depreciation		35 %			377,722
Computed cost value @ 70%					264,405

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	504	22,378
L Living Area	BSMT Basement addition	456	8,403
L Living Area	FRFF Frame first floor	456	52,203
P Porches, Patios, Decks	UTIL Utility building	60	1,714
P Porches, Patios, Decks	CPAT Concrete patio	150	1,278
L Living Area	OVER Frame Overhang	40	3,663
P Porches, Patios, Decks	DECK Wood deck	428	11,338
L Living Area	FRFF Frame first floor	432	49,456
L Living Area	AIR Air conditioning	456	1,386
L Living Area	AIR Air conditioning	432	1,313
L Living Area	AIR Air conditioning	40	122
Total additions			153,254

