

Property at 00028 HIGHWOOD DRIVE

Prop ID 2730028

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Administrative Information

Owner name: SCHACKNER RYAN & SARAH
 Second name:
 Address: 28 HIGHWOOD DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 2730028 Neigh.: Zone: R40 Vol: 749 Page: 836

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	247,390
Resident Outbldg	1.00	1,750

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 13-Nov-2020
 Sale price: 489,000
 Sale valid:

Values

Mkt value :
 Cost value: 509,286

Summary

Total assessments	356,500
Total exemptions	
Net assessment	356,500

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.0415
 Mkt/sale :
 Assmt/sale: .7290

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	.450	7,500	3,375			3,375	2,363
Residual		19,602						

1.370 acres

Total land value

153,375

107,363

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
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	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	03	Rec Room W/ Air	W/B openings	3
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1966	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,110	285,780
Basement	Full with walk				
Heating	Yes	A/C Yes			8,210
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	8,500
Attic	None		Attic size:		
Additions					100,495
Other Features		WB Stks	RR		28,531
Sub-Total					431,516
Grade	B	Factor 1.2600			543,710
CDU		C&D Factor 1.00			543,710
Depreciation		35 %			353,412
Computed cost value @ 70%					247,388

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	352	21,446
G Garages	FR Attached frame LE 65	528	23,314
L Living Area	OVER Frame Overhang	18	1,649
L Living Area	OVER Frame Overhang	28	2,564
P Porches, Patios, Decks	DECK Wood deck	388	10,278
P Porches, Patios, Decks	DECK Wood deck	132	3,497
L Living Area	FRFF Frame first floor	320	36,634
L Living Area	AIR Air conditioning	320	973
L Living Area	AIR Air conditioning	46	140

Total additions 100,495

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	11	15	165	30.00	2002	C	4,950	50	2,500
Utility Shed									
Value at 70%					1,750	Value at 100%			
						2,500			

