

Property at 00031 HIGHWOOD DRIVE

Prop ID 2730031

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Administrative Information

Owner name: PRESNICK DEBORAH J
 Second name:
 Address: 31 HIGHWOOD DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 2730031 Neigh.: Zone: R40 Vol: 550 Page: 733

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 25-Oct-2006
Resident Land	.92	105,000				Sale price: 430,000
Resident Dwelling	1.00	204,710				Sale valid: Y
Resident Outbldg	1.00	2,030				Values
Resident Excess	.21	1,100				Mkt value :
						Cost value: 446,914
Summary			Utilities		Sales ratios	
Total assessments		312,840	Water	Connecticut	Cost/sale :	1.0393
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		312,840	Gas	None	Assmt/sale:	.7275

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	.210	7,500	1,575			1,575	1,103
Residual		9,148						
1.130 acres		Total land value		151,575			106,103	

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	01	Unfinished	W/B openings	2
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1966	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,106	284,990
Basement	Full with walk				
Heating	Yes	A/C No			
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None	Attic size:			8,500
Additions					50,087
Other Features		WB Stks			13,500
Sub-Total					357,077
Grade	B	Factor 1.2600			449,917
CDU		C&D Factor 1.00			449,917
Depreciation		35 %			292,446
		Computed cost value @ 70%			204,712

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	280	7,417
P Porches, Patios, Decks	FOFF Frame open first flo	160	9,748
G Garages	FR Attached frame LE 65	528	23,314
L Living Area	FRFF Frame first floor	42	4,808
L Living Area	BSMT Basement addition	42	774
P Porches, Patios, Decks	FOFF Frame open first flo	24	1,462
L Living Area	OVER Frame Overhang	28	2,564
Total additions			50,087

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	16	192	30.00	2011	C	5,760	50	2,900
Utility Shed									
Value at 70%	2,030		Value at 100%		2,900				

