

Property at 00034 HIGHWOOD DRIVE

Prop ID 2730034

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Administrative Information

Owner name: DAMBROSIO JAMES & DANIELLE
 Second name:
 Address: 34 HIGHWOOD DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 2730034 Neigh.: Zone: R40 Vol: 762 Page: 1021

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale
Resident Land	.92	105,000			Sale date: 14-Jul-2021
Resident Dwelling	1.00	229,400			Sale price: 487,500
Resident Outbldg	1.00	770			Sale valid:

Values	
Mkt value :	
Cost value:	481,586

Summary

Summary		Utilities		Sales ratios	
Total assessments	337,110	Water	Connecticut	Cost/sale :	.9879
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	337,110	Gas	None	Assmt/sale:	.6915

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	.370	7,500	2,775		2,775	1,943
Residual		16,117					

1.290 acres Total land value 152,775 106,943

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Garage cars	2
Floors	05	W/W over sub-flo	Bedrooms	3
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	37	B-	Masonry trim sf	
Garage	22	Attached 2 car	Full Baths	3
Area Over Gar.	99	None	Half Baths	
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Rec Room Size	1,300
Air Condition	01	Central Air	Living area	1,967
Interior Cond	04	Average	# Living Units	
Exterior Cond	04	Average	Actual Year Built: 1965	

Building Valuation Summary

		Area	
Dwelling	Frame 1 story w/bsmt	1,715	272,180
Basement	Full with walk		
Heating	Yes A/C Yes		7,780
Plumbing	3 F/B H/B Add'l fix. Wh/p		10,000
Attic	None Attic size:		
Additions			99,137
Other Features	WB Stks RR		41,829
Sub-Total			430,926
Grade	B- Factor 1.1700		504,183
CDU	C&D Factor 1.00		504,183
Depreciation	35 %		327,719
Computed cost value @ 70%			229,403

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	160	15,258
L Living Area	FRFF Frame first floor	196	22,438
L Living Area	BSMT Basement addition	196	3,612
L Living Area	FRFF Frame first floor	56	6,411
G Garages	FR Attached frame LE 65	528	23,314
L Living Area	AIR Air conditioning	196	596
P Porches, Patios, Decks	DECK Wood deck	1,032	27,338
L Living Area	AIR Air conditioning	56	170

Total additions 99,137

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	6	12	72	30.00		C	2,160	50	1,100
Utility Shed									
Value at 70%		770	Value at 100%						1,100

