

Property at 00045 HIGHWOOD DRIVE

Prop ID 2730045

Printed 06-Feb-2024 1:43 PM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: ZAKOWSKI JOSEPH W AND  
Second name: CYNTHIA P  
Address: 45 HIGHWOOD DRIVE  
City/state: AVON CT Zip: 06001

## Location Information

Map: 018 Clerk map:  
Lot: 2730045 Neigh.: Zone: R40 Vol: 671 Page: 748

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .92  | 105,000 |
| Resident Dwelling | 1.00 | 197,300 |
| Resident Outbldg  | 1.00 | 840     |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 03-Mar-2014  
Sale price: 300,000  
Sale valid:

## Values

Mkt value :  
Cost value: 434,186

## Summary

|                   |         |
|-------------------|---------|
| Total assessments | 303,930 |
| Total exemptions  |         |
| Net assessment    | 303,930 |

## Utilities

|       |             |
|-------|-------------|
| Water | Connecticut |
| Sewer | Septic      |
| Gas   | None        |

## Sales ratios

Cost/sale : 1.4473  
Mkt/sale :  
Assmt/sale: 1.0131

## 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  | .150       | 7,500   | 1,125   |      |      | 1,125   | 788       |
| Residual     |     | 6,534      |         |         |      |      |         |           |

1.070 acres

Total land value

151,125

105,788

## 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          | Bedrooms                | 3 |
| Floors         | 01   | Hardwood         | Family Rooms            | 1 |
| Heating System | 01   | Hot Water        | Full Baths              | 2 |
| Fuel           | 01   | Oil              | Half Baths              |   |
| Attic          | 99   | None             | Addtn'l fixtures        |   |
| Grade          | 37   | 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              | 1 |
| Bsmt Fin Qual  | 02   | Rec Room w/o air | W/B openings            | 2 |
| Air Condition  | 99   | None             |                         |   |
| Interior Cond  | 05   | Good             |                         |   |
| Exterior Cond  | 05   | Good             | Actual Year Built: 1963 |   |

## Building Valuation Summary

| Dwelling       | Frame          | 1 story w/bsmt | Area | 262,050      |
|----------------|----------------|----------------|------|--------------|
| Basement       | Full with walk |                |      |              |
| Heating        | Yes            | A/C No         |      |              |
| Plumbing       | 2 F/B          | H/B Add'l fix. | Wh/p | Saunas 5,000 |
| Attic          | None           | Attic size:    |      |              |
| Additions      |                |                |      | 63,484       |
| Other Features | WB Stks        | RR             |      | 40,079       |

|              |    |                           |         |
|--------------|----|---------------------------|---------|
| Sub-Total    |    |                           | 370,613 |
| Grade        | B- | Factor 1.1700             | 433,617 |
| CDU          |    | C&D Factor 1.00           | 433,617 |
| Depreciation |    | 35 %                      | 281,851 |
|              |    | Computed cost value @ 70% | 197,296 |

## Building additions

| Category                 | Type                    | Area | Value  |
|--------------------------|-------------------------|------|--------|
| L Living Area            | FRFF Frame first floor  | 204  | 23,354 |
| G Garages                | FR Attached frame LE 65 | 572  | 25,031 |
| P Porches, Patios, Decks | DECK Wood deck          | 570  | 15,099 |

Total additions 63,484

## Outbuilding Information

| Description  | Wid | Len | Area | Rate  | Year | Cnd | RCN   | Depr | Value |
|--------------|-----|-----|------|-------|------|-----|-------|------|-------|
| RS1 Frame    | 8   | 10  | 80   | 30.00 |      | C   | 2,400 | 50   | 1,200 |
| Utility Shed |     |     |      |       |      |     |       |      |       |

Value at 70%

840

Value at 100%

1,200

