

Property at 00046 HIGHWOOD DRIVE

Prop ID 2730046

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Administrative Information

Owner name: ST ONGE DANIEL G JR AND
 Second name: SHANNON M
 Address: 46 HIGHWOOD DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 2730046 Neigh.: Zone: R40 Vol: 386 Page: 742

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale
Resident Land	.92	105,000			Sale date: 15-Jun-2000
Resident Dwelling	1.00	236,820			Sale price: 300,000
Resident Outbldg	1.00	1,470			Sale valid: Y

Values	
Mkt value :	
Cost value:	492,743

Summary

Summary		Utilities		Sales ratios	
Total assessments	344,920	Water	Connecticut	Cost/sale :	1.6425
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	344,920	Gas	None	Assmt/sale:	1.1497

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	.310	7,500	2,325		2,325	1,628
Residual		13,504					

1.230 acres

Total land value

152,325

106,628

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	9
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	40	B	Masonry trim sf	
Garage	22	Attached 2 car	Half Baths	1
Area Over Gar.	99	None	Finish bsmt sz	
Basement	01	Full	Addn'l fixtures	1
Bsmt Fin Qual	03	Rec Room W/ Air	Rec Room Size	300
Air Condition	01	Central Air	Living area	2,541
Interior Cond	05	Good	Whirlpools	
Exterior Cond	05	Good	# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
Actual Year Built: 1963				

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	840
Basement	Full		233,050
Heating	Yes	A/C Yes	6,720
Plumbing	2 F/B	1 H/B 1 Add'l fix.	Wh/p
Attic	None	Attic size:	Saunas
Additions			9,000
Other Features	WB Stks	RR	143,295
			21,018
Sub-Total			413,083
Grade	B	Factor 1.2600	520,485
CDU		C&D Factor 1.00	520,485
Depreciation		35 %	338,315
		Computed cost value @ 70%	236,821

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	266	30,452
L Living Area	BSMT Basement addition	266	4,902
P Porches, Patios, Decks	FOFF Frame open first flo	76	4,630
L Living Area	OVER Frame Overhang	35	3,205
L Living Area	FRFF Frame first floor	160	18,317
P Porches, Patios, Decks	DECK Wood deck	380	10,066
G Garages	FR Attached frame LE 65	528	23,314
L Living Area	FRFF Frame first floor	400	45,792
L Living Area	AIR Air conditioning	400	1,216
L Living Area	AIR Air conditioning	160	486
L Living Area	AIR Air conditioning	266	809
L Living Area	AIR Air conditioning	35	106

Total additions 143,295

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	14	140	30.00	2005	C	4,200	50	2,100
Utility Shed									
Value at 70%			1,470				Value at 100%		2,100

Scale: 1" = 8.18 feet