

Property at 00054 HIGHWOOD DRIVE

Prop ID 2730054

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Administrative Information

Owner name: SCHAFF JARED M & LEAH B
 Second name:
 Address: 54 HIGHWOOD DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 2730054 Neigh.: Zone: R40 Vol: 755 Page: 486

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale
Resident Land	.92	105,000	ABA Veteran	2,000	Sale date: 23-Feb-2021
Resident Dwelling	1.00	206,950	CBB Add Vet	1,000	Sale price: 389,000
Resident Outbldg	2.00	20,440	DAC Veteran	10,000	Sale valid:

Resident Excess	Qty	Amount	Values
Resident Excess	.42	2,210	Mkt value : Cost value: 478,000

Summary

Total assessments	334,600	Utilities	Sales ratios
Total exemptions	13,000	Water Connecticut	Cost/sale : 1.2288
Net assessment	321,600	Sewer Septic	Mkt/sale :
		Gas None	Assmt/sale: .8602

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	.420	7,500	3,150		3,150	2,205
Residual		18,295					

1.340 acres

Total land value

153,150

107,205

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-	Full Baths 3
Garage	22	Attached 2 car	Masonry trim sf
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 1,350
Air Condition	01	Central Air	Living area 1,802
Interior Cond	05	Good	Whirlpools
Exterior Cond	05	Good	# Living Units
			Actual Year Built: 1963

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	283,630
Basement	Full with walk		1,802	
Heating	Yes	A/C Yes		8,110
Plumbing	3 F/B	H/B Add'l fix.	Wh/p	10,000
Attic	None	Attic size:	Saunas	
Additions				43,925
Other Features	WB Stks	RR		43,082
Sub-Total				388,747
Grade	B-	Factor 1.1700		454,834
CDU		C&D Factor 1.00		454,834
Depreciation		35 %		295,642
		Computed cost value @ 70%		206,949

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	160	15,258
G Garages	FR Attached frame LE 65	470	21,051
P Porches, Patios, Decks	FOFF Frame open first flo	125	7,616

Total additions 43,925

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	6	10	60	30.00		C	1,800	50	900
Utility Shed									
RP3 Pool w/ Reinfor Conc	16	32	512	110.5		C	56,602	50	28,300
Value at 70%			20,440				Value at 100%		29,200

