

Property at 00060 HIGHWOOD DRIVE

Prop ID 2730060

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Administrative Information

Owner name: HOPKINS KAYLA ANN AND
 Second name: CHRIS THOMAS
 Address: 60 HIGHWOOD DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 2730060 Neigh.: Zone: R40 Vol: 767 Page: 1249

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	198,470
Resident Outbldg	1.00	1,680

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 01-Nov-2021
 Sale price: 495,000
 Sale valid:

Values

Mkt value :
 Cost value: 437,886

Summary

Total assessments	306,520
Total exemptions	
Net assessment	306,520

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .8846
 Mkt/sale :
 Assmt/sale: .6192

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	.260	7,500	1,950			1,950	1,365
Residual		11,326						

1.180 acres

Total land value

151,950

106,365

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	01	Hardwood		
Heating System	02	Forced Hot Air		
Fuel	01	Oil		
Attic	99	None		
Grade	37	B-		
Garage	22	Attached 2 car		
Area Over Gar.	99	None		
Basement	01	Full		
Bsmt Fin Qual	03	Rec Room W/ Air		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		
			Actual Year Built: 1963	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	840	233,050
Basement	Full				
Heating	Yes	A/C Yes			6,720
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		8,500
Additions					96,002
Other Features		WB Stks	RR		28,537
Sub-Total					372,809
Grade	B-	Factor 1.1700			436,187
CDU		C&D Factor 1.00			436,187
Depreciation		35 %			283,522
Computed cost value @ 70%					198,465

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	35	3,205
P Porches, Patios, Decks	FOFF Frame open first flo	76	4,630
L Living Area	FRFF Frame first floor	266	30,452
L Living Area	BSMT Basement addition	266	4,902
P Porches, Patios, Decks	FEFF Frame enclosed first	256	24,413
P Porches, Patios, Decks	DECK Wood deck	192	5,086
G Garages	FR Attached frame LE 65	528	23,314

Total additions 96,002

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	16	160	30.00	2008	C	4,800	50	2,400
Utility Shed									
Value at 70%					Value at 100%				
1,680					2,400				

