

Property at 00120 NOD WAY

Prop ID 3290120

Printed 07-Feb-2024 9:36 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: ADAMS JILL AND
 Second name: KNIGHT WILLIAM
 Address: 120 NOD WAY
 City/state: AVON CT Zip: 06001

Location Information

Map: 042 Clerk map:
 Lot: 3290120 Neigh.: Zone: RU2A Vol: 671 Page: 117

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 03-Feb-2014
Resident Land	2.00	122,500				Sale price: 760,000
Resident Dwelling	1.00	398,770				Sale valid:
Resident Outbldg	3.00	103,250				Values
Resident Excess	3.07	16,120				Mkt value :
						Cost value: 915,200
Summary			Utilities		Sales ratios	
Total assessments		640,640	Water	Well	Cost/sale :	1.2042
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		640,640	Gas	None	Assmt/sale:	.8429

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	2.000	175,000	175,000			175,000	122,500
Primary Site		87,120						
RES	12	3.070	7,500	23,025			23,025	16,118
Residual		133,729						
		5.070 acres	Total land value				198,025	138,618

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	06	Brick		
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	02	Forced Hot Air	Full Baths	3
Fuel	07	Propane Gas	Half Baths	1
Attic	99	None	Addtn'l fixtures	1
Grade	47	A-	Whirlpools	
Garage	99	None	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	3
Bsmt Fin Qual	04	Living Area w/o	W/B openings	4
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1965	

Building Valuation Summary

						Area	
Dwelling	Masonry	1 story w/bsmt				3,187	475,780
Basement	Full						
Heating	Yes	A/C Yes					13,250
Plumbing	3 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas		14,000
Attic	None			Attic size:			
Additions							40,168
Other Features		WB Stks					61,226
Sub-Total							604,424
Grade	A-	Factor 1.4500					876,415
CDU		C&D Factor 1.00					876,415
Depreciation		35 %					569,670
Computed cost value @ 70%							398,769

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	BPAT Brick/flagstone pati	130	2,965
P Porches, Patios, Decks	CPAT Concrete patio	465	3,963
P Porches, Patios, Decks	FOFF Frame open first flo	185	11,271
L Living Area	OVER Frame Overhang	32	2,931
L Living Area	FRFF Frame first floor	162	18,546
L Living Area	AIR Air conditioning	162	492
Total additions			40,168

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
C18 1 story frame	36	60	2,160	109.0	1992	C	235,440	50	117,700
RP1 Pool w/ Plastic Linr	18	36	648	74.05	2017	C	47,984	50	24,000
RS1 Frame Utility Shed	16	24	384	30.00	2018	C	11,520	50	5,800
Value at 70%	103,250		Value at 100%				147,500		

