

Property at 00164 NOD WAY

Prop ID 3290164

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

Administrative Information

Owner name: HAMMAD KHALED J
 Second name:
 Address: 164 NOD WAY
 City/state: AVON CT Zip: 06001

Location Information

Map: 009 Clerk map:
 Lot: 3290164 Neigh.: Zone: RU2A Vol: 721 Page: 630

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 31-Jul-2018
Resident Land	2.00	122,500				Sale price: 325,000
Resident Dwelling	1.00	183,990				Sale valid:
Resident Outbldg	1.00	840				Values
Resident Excess	.46	2,420				Mkt value :
						Cost value: 442,500
Summary			Utilities		Sales ratios	
Total assessments		309,750	Water	Well	Cost/sale :	1.3615
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		309,750	Gas	None	Assmt/sale:	.9531

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	.460	7,500	3,450			3,450	2,415
Residual		20,038						
2.460 acres		Total land value		178,450			124,915	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	09	Dutch Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	03	Gambrell		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	37	B-	Whirlpools	
Garage	12	Basement 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1962	

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	768
Basement	Full		218,990
Heating	Yes	A/C No	
Plumbing	2 F/B	1 H/B	Add'l fix.
Attic	None		Wh/p
Additions			Saunas
Other Features			8,500
			106,371
			11,750
Sub-Total			345,611
Grade	B-	Factor 1.1700	404,365
CDU		C&D Factor 1.00	404,365
Depreciation		35 %	262,837
		Computed cost value @ 70%	183,986

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	156	9,504
L Living Area	FRFF Frame first floor	560	64,109
L Living Area	BSMT Basement addition	560	10,320
L Living Area	FRFF Frame first floor	196	22,438
Total additions			106,371

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

