

Property at 00004 OLD WOOD ROAD

Prop ID 3420004

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Administrative Information

Owner name: SAFER PETER K
 Second name:
 Address: 4 OLD WOOD ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map:
 Lot: 3420004 Neigh.: Zone: R40 Vol: 726 Page: 362

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 18-Jun-2018
Resident Land	.92	122,500				Sale price: 600,000
Resident Dwelling	1.00	304,100				Sale valid:
Resident Outbldg	2.00	2,520				Values
Resident Excess	.09	470				Mkt value :
						Cost value: 613,700
Summary			Utilities		Sales ratios	
Total assessments		429,590	Water	Well	Cost/sale :	1.0228
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		429,590	Gas	None	Assmt/sale:	.7160

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	175,000	175,000			175,000	122,500
Primary Site		40,075						
RES	12	.090	7,500	675			675	473
Residual		3,920						
1.010 acres				Total land value			175,675	122,973

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	Bedrooms	5
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	3
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	3
Grade	43	B+	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	05	Half Story Finis	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	01	Unfinished	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1969	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,144	292,420
Basement	Full				
Heating	Yes	A/C Yes			8,390
Plumbing	3 F/B	1 H/B	3 Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		15,000
Additions					151,803
Other Features	Mason Trim	WB Stks			27,458
Sub-Total					495,071
Grade	B+	Factor 1.3500			668,346
CDU		C&D Factor 1.00			668,346
Depreciation		35 %			434,425
		Computed cost value @ 70%			304,098

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	250	23,841
L Living Area	FRFF Frame first floor	345	39,496
L Living Area	FRUH Frame upper half	345	17,642
L Living Area	AIR Air conditioning	518	1,575
P Porches, Patios, Decks	FOFF Frame open first flo	75	4,569
G Garages	FRL Attached frame GT 65	672	30,107
L Living Area	UATT Unfinished attic	672	11,764
P Porches, Patios, Decks	BPAT Brick/flagstone pati	220	5,017
P Porches, Patios, Decks	BPAT Brick/flagstone pati	120	2,736
L Living Area	OVER Frame Overhang	44	4,030
L Living Area	OVER Frame Overhang	30	2,748
L Living Area	AIR Air conditioning	74	225
P Porches, Patios, Decks	DECK Wood deck	304	8,053
Total additions			151,803

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	10	100	30.00		C	3,000	50	1,500
Utility Shed									
RS1 Frame	10	14	140	30.00		C	4,200	50	2,100
Utility Shed									
Value at 70%		2,520					Value at 100%		3,600

