

Property at 00007 OLD WOOD ROAD

Prop ID 3420007

Printed 18-Oct-2024 12:56 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: PEPIVANI VIKTOR
Second name:
Address: 7 OLD WOOD ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map:
Lot: 3420007 Neigh.: Zone: R40 Vol: 796 Page: 971

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 06-Sep-2024
Resident Land	.92	122,500			Sale price: 405,000
Resident Dwelling	1.00	158,600			Sale valid: 14
Resident Outbldg	1.00	1,610			

Exemptions

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Summary

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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	.480	7,500	3,600		3,600	2,520
Residual		20,909					

1.400 acres Total land value 178,600 125,020

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	07	Split Level	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	
Roof Type	01	Gable	
Foundation	01	Poured Concrete	
Interior Walls	02	Drywall	
Floors	06	W/W over wood	
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	05	Living Area W/ A	
Air Condition	01	Central Air	
Interior Cond	03	Fair	
Exterior Cond	03	Fair	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	254,680
Basement	Full		1,582	
Heating	Yes	A/C Yes		7,290
Plumbing	2 F/B	1 H/B 3 Add'l fix.	Wh/p	10,000
Attic	None	Attic size:		
Additions				41,278
Other Features	Mason Trim WB Stks			38,843

Sub-Total	352,091
Grade B-	Factor 1.1700
CDU	C&D Factor 1.00
Depreciation	45 %
Computed cost value @ 70%	158,599

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	506	22,456
L Living Area	OVER Frame Overhang	48	4,396
P Porches, Patios, Decks	BPAT Brick/flagstone pati	312	7,115
P Porches, Patios, Decks	FOFF Frame open first flo	120	7,311

Total additions 41,278

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	19	152	30.00		C	4,560	50	2,300
Utility Shed									
Value at 70%	1,610						Value at 100%		2,300

