

Property at 00012 OLD WOOD ROAD

Prop ID 3420012

Printed 07-Feb-2024 10:46 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: BOONE CHRISTINE A
 Second name:
 Address: 12 OLD WOOD ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map:
 Lot: 3420012 Neigh.: Zone: R40 Vol: 489 Page: 109

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 08-Jan-2004
Resident Land	.92	122,500				Sale price: 638,000
Resident Dwelling	1.00	425,840				Sale valid: Y
					Values	
Resident Excess	.04	210				Mkt value :
						Cost value: 783,643
Summary			Utilities		Sales ratios	
Total assessments		548,550	Water	Well		Cost/sale : 1.2283
Total exemptions			Sewer	Septic		Mkt/sale :
Net assessment		548,550	Gas	None		Assmt/sale: .8598

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	.040	7,500	300			300	210
Residual		1,742						
			.960 acres	Total land value			175,300	122,710

Building Valuation Summary

		Area	
Dwelling	Frame 2 story w/bsmt	2,004	460,370
Basement	Full		
Heating	Yes A/C Yes		13,130
Plumbing	2 F/B 2 H/B 7 Add'l fix. Wh/p Saunas		15,500
Attic	Unfinished Attic size: 2,004		23,967
Additions			164,308
Other Features	WB Stks		16,000
Sub-Total			693,275
Grade	B+	Factor 1.3500	935,921
CDU		C&D Factor 1.00	935,921
Depreciation		35 %	608,349
Computed cost value @ 70%			425,844

Building additions

Category	Type	Area	Value
L Living Area	BSMT Basement addition	400	7,371
L Living Area	FRFF Frame first floor	400	45,792
P Porches, Patios, Decks	BPAT Brick/flagstone pati	900	20,524
P Porches, Patios, Decks	FEFF Frame enclosed first	239	22,792
L Living Area	AIR Air conditioning	400	1,216
L Living Area	FRFF Frame first floor	144	16,485
P Porches, Patios, Decks	FOFF Frame open first flo	84	5,118
L Living Area	OVER Frame Overhang	40	3,663
L Living Area	AIR Air conditioning	40	122
L Living Area	AIR Air conditioning	144	438
G Garages	FRL Attached frame GT 65	720	32,257
P Porches, Patios, Decks	FOFF Frame open first flo	140	8,530
Total additions			164,308

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	11	Victorian		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpeti	Bedrooms	5
Heating System	06	Heat Pump	Family Rooms	1
Fuel	03	Electric	Full Baths	2
Attic	02	Unfinished	Half Baths	2
Grade	43	B+	Addtn'l fixtures	7
Garage	22	Attached 2 car	Whirlpools	
Area Over Gar.	99	None	Saunas	
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	01	Unfinished	W/B stacks	2
Air Condition	01	Central Air	W/B openings	3
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1980	

