

Property at 00015 OLD WOOD ROAD

Prop ID 3420015

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Administrative Information

Owner name: SIMPSON ERIC & ANNE
Second name:
Address: 15 OLD WOOD ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map:
Lot: 3420015 Neigh.: Zone: R40 Vol: 705 Page: 754

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	299,980

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 30-Dec-2016
Sale price: 460,000
Sale valid:

Values

Mkt value :
Cost value: 603,700

Summary

Total assessments	422,590
Total exemptions	
Net assessment	422,590

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.3124
Mkt/sale :
Assmt/sale: .9187

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	.020	7,500	150			150	105
Residual	871							

.940 acres

Total land value

175,150

122,605

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	04	Vinyl Siding		
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	4
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	07	Propane Gas	Half Baths	1
Attic	99	None	Addtn'l fixtures	1
Grade	43	B+	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	04	Loft	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: 1966	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,230	309,210
Basement	Full			
Heating	Yes	A/C Yes		8,870
Plumbing	2 F/B	1 H/B 1 Add'l fix.	Wh/p	9,000
Attic	None	Attic size:		
Additions				136,677
Other Features	Mason Trim	WB Stks		24,612

Sub-Total			488,369
Grade	B+	Factor 1.3500	659,298
CDU		C&D Factor 1.00	659,298
Depreciation		35 %	428,544
		Computed cost value @ 70%	299,981

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	BPAT Brick/flagstone pati	594	13,546
L Living Area	FRFF Frame first floor	176	20,149
L Living Area	BSMT Basement addition	176	3,243
L Living Area	FRFF Frame first floor	484	55,409
P Porches, Patios, Decks	FOFF Frame open first flo	88	5,361
G Garages	FRL Attached frame GT 65	672	30,107
L Living Area	UATT Unfinished attic	170	2,976
L Living Area	OVER Frame Overhang	41	3,755
L Living Area	AIR Air conditioning	701	2,131

Total additions 136,677

