

Property at 00023 OLD WOOD ROAD

Prop ID 3420023

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

Administrative Information

Owner name: FILHO SANDRA & WAGNER
 Second name:
 Address: 23 OLD WOOD ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map:
 Lot: 3420023 Neigh.: Zone: R40 Vol: 757 Page: 559

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	273,530
Resident Outbldg	1.00	1,680

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 26-Jun-2017
 Sale price: 440,000
 Sale valid:

Values

Mkt value :
 Cost value: 568,157

Summary

Total assessments	397,710
Total exemptions	
Net assessment	397,710

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.2913
 Mkt/sale :
 Assmt/sale: .9039

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						

.920 acres	Total land value	175,000	122,500
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Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	
Basement	Full		1,188	301,010
Heating	Yes	A/C Yes		8,640
Plumbing	2 F/B	1 H/B 1 Add'l fix.	Wh/p	Saunas 9,000
Attic	None		Attic size:	
Additions				110,659
Other Features		WB Stks		16,000

Sub-Total		445,309
Grade	B+	Factor 1.3500 601,167
CDU		C&D Factor 1.00 601,167
Depreciation		35 % 390,759
		Computed cost value @ 70% 273,531

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	672	30,107
L Living Area	UATT Unfinished attic	170	2,976
P Porches, Patios, Decks	FOFF Frame open first flo	75	4,569
P Porches, Patios, Decks	BPAT Brick/flagstone pati	348	7,936
L Living Area	FRFF Frame first floor	345	39,496
L Living Area	FRUH Frame upper half	345	17,642
L Living Area	BSMT Basement addition	345	6,358
L Living Area	AIR Air conditioning	518	1,575

Total additions	110,659
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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 9
Interior Walls	02	Drywall	Garage cars 2
Floors	01	Hardwood	Bedrooms 4
Heating System	01	Hot Water	Family Rooms 1
Fuel	01	Oil	Dormer linear f 8
Attic	99	None	Full Baths 2
Grade	43	B+	Masonry trim sf
Garage	22	Attached 2 car	Half Baths 1
Area Over Gar.	04	Loft	Finish bsmt sz
Basement	01	Full	Rec Room Size
Bsmt Fin Qual	01	Unfinished	Living area 2,877
Air Condition	01	Central Air	# Living Units
Interior Cond	05	Good	
Exterior Cond	05	Good	

Actual Year Built: 1968

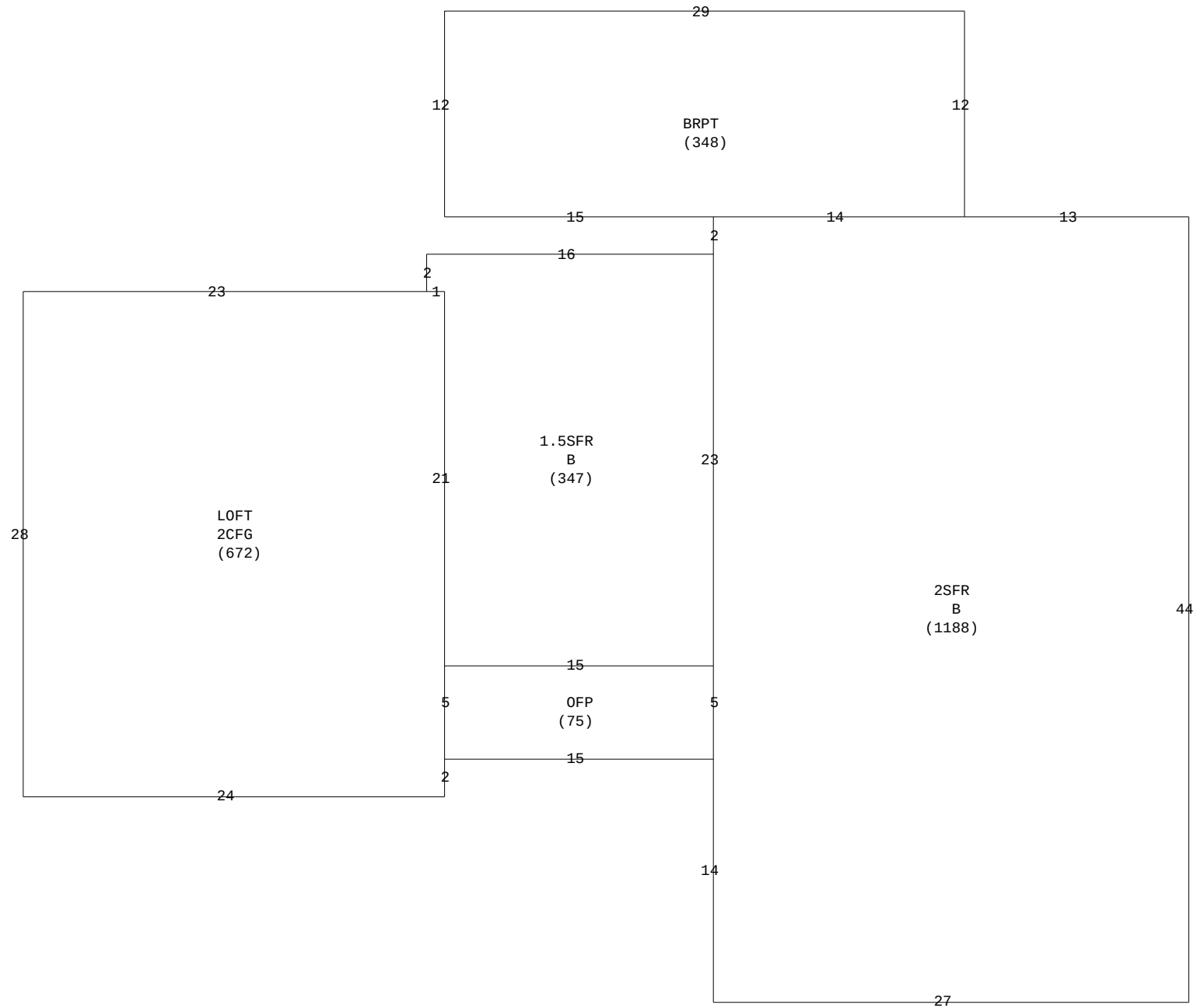
Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	16	160	30.00	2018	C	4,800	50	2,400
Utility Shed									

Value at 70% 1,680

Value at 100% 2,400

Scale: 1" = 8.45 feet



PROBATE CERT V 651 P 643 11/26/12 TO PHILIPP STRITTMATTER