

Property at 00024 OLD WOOD ROAD

Prop ID 3420024

Printed 07-Feb-2024 10:47 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: BRAIS SHARON L
 Second name:
 Address: 24 OLD WOOD ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map:
 Lot: 3420024 Neigh.: Zone: R40 Vol: 517 Page: 1247

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 09-Oct-1990
Resident Land	.92	122,500				Sale price: 320,000
Resident Dwelling	1.00	350,450				Sale valid:
					Values	
Resident Excess	.04	210				Mkt value :
						Cost value: 675,943
Summary			Utilities		Sales ratios	
Total assessments		473,160	Water	Well		Cost/sale : 2.1123
Total exemptions			Sewer	Septic		Mkt/sale :
Net assessment		473,160	Gas	None		Assmt/sale: 1.4786

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

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	03	Aluminum 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	Garage cars	3
Floors	01	Hardwood	Bedrooms	5
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	07	Propane Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	3
Garage	23	Attached 3 car	Masonry trim sf	840
Area Over Gar.	99	None	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	5
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	4,015
Exterior Cond	05	Good	Whirlpools	
			# Living Units	
			Saunas	
			M/F stacks	
			W/B stacks	2
			W/B openings	3
			Actual Year Built: 1971	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,490	359,990
Basement	Full			
Heating	Yes	A/C Yes		10,300
Plumbing	3 F/B	1 H/B	5 Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				154,014
Other Features	Mason Trim	WB Stks		30,229
Sub-Total				570,533
Grade	B+	Factor 1.3500		770,220
CDU		C&D Factor 1.00		770,220
Depreciation		35 %		500,643
Computed cost value @ 70%				350,450

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	718	32,168
L Living Area	OVER Frame Overhang	31	2,839
L Living Area	AIR Air conditioning	31	94
L Living Area	OVER Frame Overhang	39	3,572
L Living Area	AIR Air conditioning	39	119
L Living Area	OVER Frame Overhang	45	4,121
L Living Area	AIR Air conditioning	45	137
P Porches, Patios, Decks	F0FF Frame open first flo	120	7,311
L Living Area	FRFF Frame first floor	224	25,644
L Living Area	AIR Air conditioning	224	681
L Living Area	FRFF Frame first floor	658	75,328
L Living Area	AIR Air conditioning	658	2,000
Total additions			154,014

