

Property at 00034 OLD WOOD ROAD

Prop ID 3420034

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Administrative Information

Owner name: COLBERT HILL EST OF AND
 Second name: JUDY
 Address: 34 OLD WOOD ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map:
 Lot: 3420034 Neigh.: Zone: R40 Vol: 286 Page: 253

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date:	
Resident Land	.92	122,500			Sale price:	
Resident Dwelling	1.00	373,860			Sale valid:	
Resident Outbldg	1.00	1,260			Values	
					Mkt value :	
Resident Excess	.21	1,100			Cost value:	712,457
Summary			Utilities		Sales ratios	
Total assessments		498,720	Water	Connecticut	Cost/sale :	
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		498,720	Gas	None	Assmt/sale:	

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	.210	7,500	1,575		1,575	1,103
Residual		9,148					
1.130 acres				Total land value		176,575	123,603

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	3
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addn'l fixtures	3
Grade	43	B+	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	03	Partial	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1973	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	1,914	386,100
Basement	Full				
Heating	Yes	A/C Yes			11,020
Plumbing	3 F/B	1 H/B 3 Add'l fix.	Wh/p	Saunas	15,000
Attic	None	Attic size:			
Additions					162,099
Other Features		WB Stks	RR		34,420
Sub-Total					608,639
Grade	B+	Factor 1.3500			821,663
CDU		C&D Factor 1.00			821,663
Depreciation		35 %			534,081
		Computed cost value @ 70%			373,857

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924
L Living Area	FRFF Frame first floor	276	31,597
L Living Area	AIR Air conditioning	276	839
G Garages	FR Attached frame LE 65	702	30,103
L Living Area	UATT Unfinished attic	256	4,482
L Living Area	FRFF Frame first floor	120	13,738
L Living Area	BSMT Basement addition	120	2,211
L Living Area	AIR Air conditioning	120	365
L Living Area	FRFF Frame first floor	180	20,607
L Living Area	BSMT Basement addition	180	3,317
L Living Area	AIR Air conditioning	180	547
P Porches, Patios, Decks	BPAT Brick/flagstone pati	351	8,004
L Living Area	FRFF Frame first floor	80	9,158
L Living Area	AIR Air conditioning	80	243
L Living Area	FRFF Frame first floor	289	33,085
L Living Area	AIR Air conditioning	289	879

Total additions 162,099

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	12	120	30.00		C	3,600	50	1,800
Utility Shed									
Value at 70%			1,260				Value at 100%		1,800

