

Property at 00042 OLD WOOD ROAD

Prop ID 3420042

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Administrative Information

Owner name: PAPA CHRISTINE K
Second name:
Address: 42 OLD WOOD ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map:
Lot: 3420042 Neigh.: Zone: R40 Vol: 712 Page: 1205

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 08-Dec-2016
Resident Land	.92	122,500				Sale price: 415,500
Resident Dwelling	1.00	316,250				Sale valid:
					Values	
Resident Excess	.02	110				Mkt value : Cost value: 626,943
Summary			Utilities		Sales ratios	
Total assessments		438,860	Water	Well		Cost/sale : 1.5089
Total exemptions			Sewer	Septic		Mkt/sale :
Net assessment		438,860	Gas	None		Assmt/sale: 1.0562

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	01	Clapboards		
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	2
Floors	01	Hardwood	Bedrooms	4
Heating System	06	Heat Pump	Unfinished area	
Fuel	03	Electric	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	2
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	04	Loft	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	04	Average	Living area	3,308
Exterior Cond	04	Average	Whirlpools	
			Saunas	
			# Living Units	1
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 1970	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,320	326,790
Basement	Full			
Heating	Yes	A/C Yes		9,360
Plumbing	2 F/B	1 H/B 2 Add'l fix.	Wh/p	9,500
Attic	None	Attic size:		
Additions				155,712
Other Features		WB Stks		13,500
Sub-Total				514,862
Grade	B+	Factor 1.3500		695,064
CDU		C&D Factor 1.00		695,064
Depreciation		35 %		451,792
Computed cost value @ 70%				316,254

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	672	30,107
P Porches, Patios, Decks	FOFF Frame open first flo	88	5,361
P Porches, Patios, Decks	BPAT Brick/flagstone pati	368	8,392
L Living Area	AIR Air conditioning	484	1,471
L Living Area	FRFF Frame first floor	184	21,065
L Living Area	BSMT Basement addition	184	3,391
L Living Area	FRFF Frame first floor	484	55,409
P Porches, Patios, Decks	FEFF Frame enclosed first	320	30,516
Total additions			155,712

