

Property at 00047 OLD WOOD ROAD

Prop ID 3420047

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Administrative Information

Owner name: HARRIGAN MICHAEL D & LINDA C
Second name:
Address: 47 OLD WOOD ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map:
Lot: 3420047 Neigh.: Zone: R40 Vol: 541 Page: 1012

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	309,790

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 23-May-2006
Sale price: 619,000
Sale valid: Y

Values

Mkt value :
Cost value: 617,557

Summary

Total assessments	432,290
Total exemptions	
Net assessment	432,290

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .9977
Mkt/sale :
Assmt/sale: .6984

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

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	5 Add'l fix.	Wh/p	Saunas 11,000
Attic	None		Attic size:		
Additions					141,263
Other Features	Mason Trim	WB Stks	RR		33,997

Sub-Total					504,340
Grade	B+	Factor 1.3500			680,859
CDU		C&D Factor 1.00			680,859
Depreciation		35 %			442,558
		Computed cost value @ 70%			309,791

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	184	21,065
L Living Area	BSMT Basement addition	184	3,391
P Porches, Patios, Decks	FOFF Frame open first flo	238	14,500
P Porches, Patios, Decks	BPAT Brick/flagstone pati	566	12,907
L Living Area	FRFF Frame first floor	460	52,661
P Porches, Patios, Decks	FOFF Frame open first flo	60	3,656
G Garages	FRL Attached frame GT 65	672	30,107
L Living Area	UATT Unfinished attic	170	2,976

Total additions 141,263

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	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	20
Grade	43	B+	Full Baths	2
Garage	22	Attached 2 car	Masonry trim sf	560
Area Over Gar.	04	Loft	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	02	Rec Room w/o air	Addtn'l fixtures	5
Air Condition	01	Central Air	Rec Room Size	500
Interior Cond	05	Good	Living area	3,104
Exterior Cond	05	Good	Whirlpools	
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 1966	

