

Property at 00052 OLD WOOD ROAD

Prop ID 3420052

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## Administrative Information

Owner name: CLIFFORD AELISH S TRUSTEE  
 Second name:  
 Address: 52 OLD WOOD ROAD  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 019 Clerk map:  
 Lot: 3420052 Neigh.: Zone: R40 Vol: 814 Page: 659

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .92  | 122,500 |
| Resident Dwelling | 1.00 | 347,010 |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 11-Aug-1987  
 Sale price: 383,150  
 Sale valid:

## Values

Mkt value :  
 Cost value: 671,100

## Summary

| Total assessments | 469,770 |  |
|-------------------|---------|--|
| Total exemptions  |         |  |
| Net assessment    | 469,770 |  |

## Utilities

| Water | Well   |
|-------|--------|
|       |        |
| Sewer | Septic |
| Gas   | None   |

## Sales ratios

Cost/sale : 1.7515  
 Mkt/sale :  
 Assmt/sale: 1.2261

## 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  | .050       | 7,500   | 375     |      |      | 375     | 263       |
| Residual     |     | 2,178      |         |         |      |      |         |           |

.970 acres

Total land value

175,375

122,763

## 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         | 07   | Hardwood/Carpet  | Bedrooms                | 4     |
| Heating System | 01   | Hot Water        | Unfinished area         |       |
| Fuel           | 01   | Oil              | Family Rooms            | 1     |
| Attic          | 99   | None             | Dormer linear f         |       |
| Grade          | 43   | B+               | Full Baths              | 4     |
| Garage         | 22   | Attached 2 car   | Masonry trim sf         | 240   |
| Area Over Gar. | 99   | None             | Half Baths              |       |
| Basement       | 01   | Full             | Finish bsmt sz          |       |
| Bsmt Fin Qual  | 01   | Unfinished       | Addn'l fixtures         | 4     |
| Air Condition  | 01   | Central Air      | Rec Room Size           |       |
| Interior Cond  | 05   | Good             | Living area             | 3,875 |
| Exterior Cond  | 05   | Good             | Whirlpools              |       |
|                |      |                  | # Living Units          |       |
|                |      |                  | M/F stacks              |       |
|                |      |                  | W/B stacks              | 2     |
|                |      |                  | W/B openings            | 2     |
|                |      |                  | Actual Year Built: 1968 |       |

## Building Valuation Summary

|                |            |                  |      |        |         |
|----------------|------------|------------------|------|--------|---------|
| Dwelling       | Frame      | 2 story w/bsmt   | Area | 1,324  | 327,570 |
| Basement       | Full       |                  |      |        |         |
| Heating        | Yes        | A/C Yes          |      |        | 9,390   |
| Plumbing       | 4 F/B      | H/B 4 Add'l fix. | Wh/p | Saunas | 17,000  |
| Attic          | None       | Attic size:      |      |        |         |
| Additions      |            |                  |      |        | 193,403 |
| Other Features | Mason Trim | WB Stks          |      |        | 17,565  |

|              |    |                           |  |         |
|--------------|----|---------------------------|--|---------|
| Sub-Total    |    |                           |  | 564,928 |
| Grade        | B+ | Factor 1.3500             |  | 762,653 |
| CDU          |    | C&D Factor 1.00           |  | 762,653 |
| Depreciation |    | 35 %                      |  | 495,724 |
|              |    | Computed cost value @ 70% |  | 347,007 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| L Living Area            | OVER Frame Overhang       | 38   | 3,480  |
| L Living Area            | OVER Frame Overhang       | 28   | 2,564  |
| L Living Area            | AIR Air conditioning      | 66   | 201    |
| P Porches, Patios, Decks | FOFF Frame open first flo | 110  | 6,702  |
| L Living Area            | FRFF Frame first floor    | 484  | 55,409 |
| L Living Area            | AIR Air conditioning      | 484  | 1,471  |
| L Living Area            | AIR Air conditioning      | 392  | 1,192  |
| L Living Area            | FRFF Frame first floor    | 392  | 44,877 |
| L Living Area            | FRFF Frame first floor    | 285  | 32,627 |
| L Living Area            | AIR Air conditioning      | 285  | 866    |
| G Garages                | FR Attached frame LE 65   | 624  | 27,060 |
| P Porches, Patios, Decks | DECK Wood deck            | 640  | 16,954 |

Total additions 193,403

