

Property at 00053 OLD WOOD ROAD

Prop ID 3420053

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Administrative Information

Owner name: MANDLIK SHEKHAR DATTATRAY &
Second name: MANDLIK KOMAL SHEKHAR
Address: 53 OLD WOOD ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map:
Lot: 3420053 Neigh.: Zone: R40 Vol: 796 Page: 271

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	262,800
Resident Outbldg	1.00	840

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 14-Aug-2024
Sale price: 580,000
Sale valid:

Values

Mkt value :
Cost value: 551,857

Summary

Total assessments	386,300
Total exemptions	
Net assessment	386,300

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .9515
Mkt/sale :
Assmt/sale: .6660

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	.030	7,500	225			225	158
Residual	1,307							

.950 acres

Total land value

175,225

122,658

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	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	06	Heat Pump	Full Baths	2
Fuel	07	Propane Gas	Half Baths	1
Attic	99	None	Addtn'l fixtures	2
Grade	40	B	Whirlpools	Living area 2,795
Garage	22	Attached 2 car	Saunas	# Living Units
Area Over Gar.	04	Loft	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	2
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	3
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1974	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,260	315,070
Basement	Full with walk			
Heating	Yes	A/C Yes		9,030
Plumbing	2 F/B	1 H/B	2 Add'l fix.	Wh/p Saunas 9,500
Attic	None		Attic size:	
Additions				99,994
Other Features	WB Stks	RR		24,808
Sub-Total				458,402
Grade	B	Factor 1.2600		577,587
CDU		C&D Factor 1.00		577,587
Depreciation		35 %		375,432
Computed cost value @ 70%				262,802

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	230	26,331
L Living Area	BSMT Basement addition	230	4,238
G Garages	FR Attached frame LE 65	506	22,456
L Living Area	UATT Unfinished attic	130	2,276
P Porches, Patios, Decks	FOFF Frame open first flo	168	10,236
P Porches, Patios, Decks	DECK Wood deck	238	6,305
P Porches, Patios, Decks	FEFF Frame enclosed first	252	24,031
L Living Area	OVER Frame Overhang	45	4,121

Total additions 99,994

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	10	80	30.00		C	2,400	50	1,200
Utility Shed									
Value at 70%			840	Value at 100%			1,200		

