

Property at 00065 OLD WOOD ROAD

Prop ID 3420065

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Administrative Information

Owner name: WELDON WILLIAM J & ARLENE L
 Second name: TRUSTEES
 Address: 65 OLD WOOD ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map:
 Lot: 3420065 Neigh.: Zone: R40 Vol: 717 Page: 69

Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date:	30-Jun-1972
Resident Land	.92 122,500	AAA Veteran	1,000	Sale price:	82,000
Resident Dwelling	1.00 345,970	CAB Add Vet	500	Sale valid:	
		DAC Veteran	10,000	Values	
Resident Excess	.06 320			Mkt value :	
				Cost value:	669,700
Summary		Utilities		Sales ratios	
Total assessments	468,790	Water Well		Cost/sale :	8.1671
Total exemptions	11,500	Sewer Septic		Mkt/sale :	
Net assessment	457,290	Gas None		Assmt/sale:	5.7170

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	.060	7,500	450		450	315
Residual		2,614					
.980 acres				Total land value		175,450	122,815

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	03	Gambrell		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Bedrooms	5
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	3
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	2
Grade	43	B+	Whirlpools	
Garage	12	Basement 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	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: 1965	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,571	375,810
Basement	Full				
Heating	Yes	A/C Yes			10,750
Plumbing	3 F/B	1 H/B	2 Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		14,500
Additions					116,380
Other Features	Mason Trim	WB Stks	RR	Bsmt Gar	45,799
Sub-Total					563,239
Grade	B+		Factor 1.3500		760,373
CDU			C&D Factor 1.00		760,373
Depreciation			35 %		494,242
Computed cost value @ 70%					345,969

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	350	33,377
P Porches, Patios, Decks	FOFF Frame open first flo	108	6,580
L Living Area	FRFF Frame first floor	575	65,827
L Living Area	BSMT Basement addition	575	10,596
Total additions			116,380

