

Property at 00068 OLD WOOD ROAD

Prop ID 3420068

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Administrative Information

Owner name: HAINES AARON
Second name:
Address: 68 OLD WOOD ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map:
Lot: 3420068 Neigh.: Zone: R40 Vol: 496 Page: 710

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	442,480
Resident Outbldg	1.00	30,660

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 17-Aug-1993
Sale price:
Sale valid:

Values

Mkt value :
Cost value: 852,857

Summary

Total assessments	597,000
Total exemptions	
Net assessment	597,000

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale :
Mkt/sale :
Assmt/sale:

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	.259	7,500	1,943			1,943	1,360
Residual	11,282							

1.179 acres

Total land value

176,943

123,860

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	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	3
Attic	99	None	Addtn'l fixtures	5
Grade	47	A-	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	3
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	4
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1972	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	368,580
Basement	Full		1,534	
Heating	Yes	A/C Yes		10,540
Plumbing	2 F/B	3 H/B 5 Add'l fix.	Wh/p	18,000
Attic	None	Attic size:		
Additions				228,782
Other Features	WB Stks	RR		44,771

Sub-Total		670,673
Grade	A-	Factor 1.4500
CDU	C&D Factor 1.00	972,476
Depreciation	35 %	972,476
	Computed cost value @ 70%	632,109
		442,476

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	35	2,132
L Living Area	FRFF Frame first floor	364	41,671
L Living Area	BSMT Basement addition	364	6,708
L Living Area	FRFF Frame first floor	850	97,309
P Porches, Patios, Decks	FOFF Frame open first flo	156	9,504
G Garages	FR Attached frame LE 65	616	26,747
P Porches, Patios, Decks	BPAT Brick/flagstone pati	234	5,336
P Porches, Patios, Decks	FOFF Frame open first flo	424	25,833
P Porches, Patios, Decks	BPAT Brick/flagstone pati	432	9,851
L Living Area	AIR Air conditioning	364	1,107
L Living Area	AIR Air conditioning	850	2,584

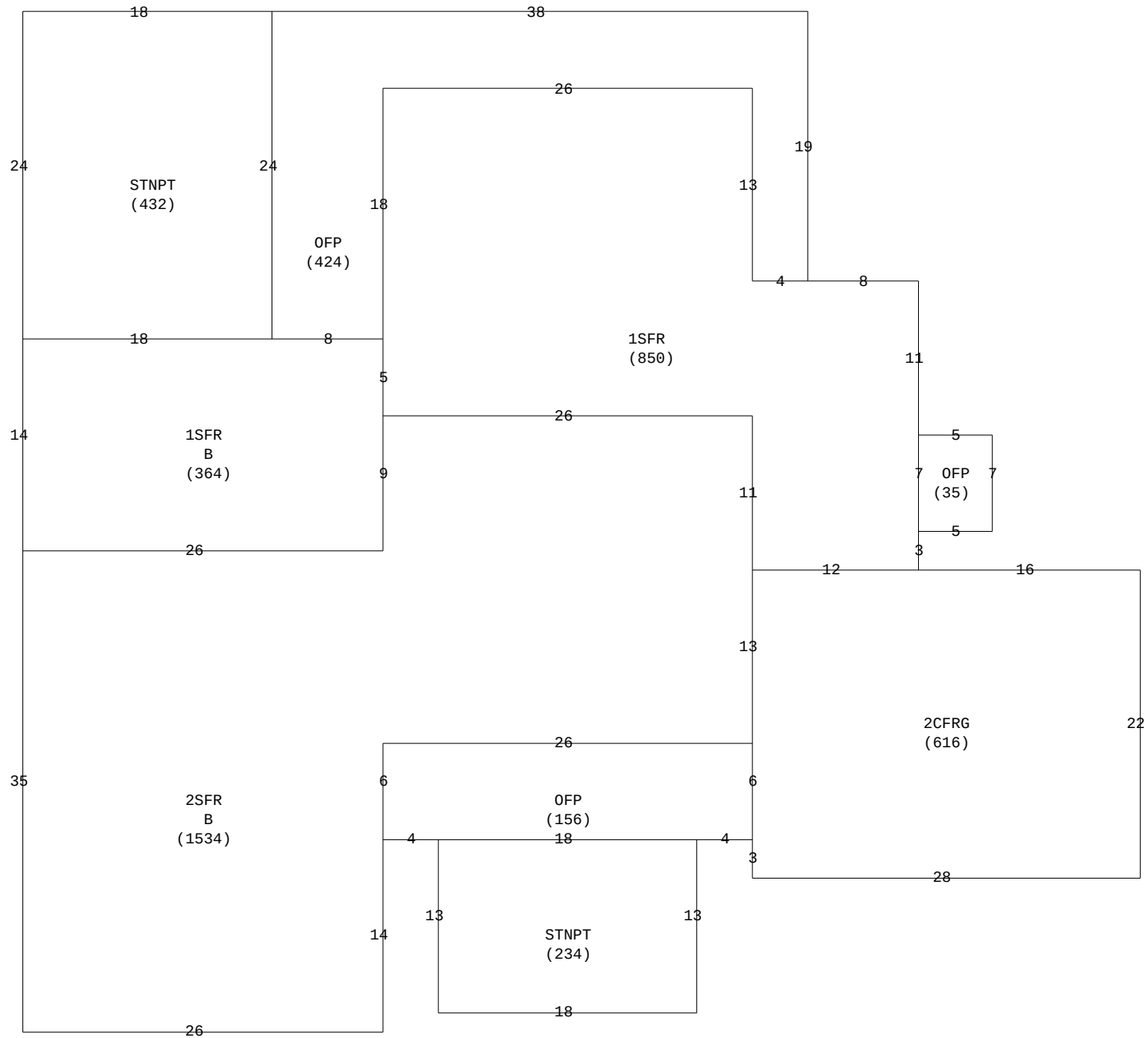
Total additions 228,782

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	20	40	800	86.85	2025	B	87,545	50	43,800

Value at 70% 30,660

Value at 100% 43,800



SEE ALSO QC VOL 588 PG 857 5-1-09 REVISED PROPERTY LINE W/60 OLD WOOD