

Property at 00075 OLD WOOD ROAD

Prop ID 3420075

Printed 07-Feb-2024 10:48 AM Design and Layout (C) Right/Angles

-Administrative Information-

Owner name: PARE JACLYN B TRUSTEE

Second name:

Address: 75 OLD WOOD ROAD

City/state: AVON CT Zip: 06001

-Location Information-

Map: 019

Clerk map: 13 021

Lot: 3420071

Neigh.:

Zone: R40

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Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	271,090
Resident Outbldg	1.00	2,030

Exemptions

Exempt	Cat	Amount
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-Last sale-

Sale date:	15-Sep-2014
Sale price:	415,000
Sale valid:	

—Values:

Mkt value :	
Cost value:	565,400

Summary

Total assessments	395,780
Total exemptions	
Net assessment	395,780

Utilities

Water	Well
Sewer	Septic
Gas	None

-Sales ratios-

Cost/sale :	1.3624
Mkt/sale :	
Assmt/sale:	.9537

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	12
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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	Garage cars 2
Interior Walls	02	Drywall	Bedrooms	4	Unfinished area
Floors	01	Hardwood	Family Rooms	2	Dormer linear f
Heating System	02	Forced Hot Air	Full Baths	2	Masonry trim sf
Fuel	01	Oil	Half Baths	1	Finish bsmt sz
Attic	99	None	Addn'l fixtures		Rec Room Size
Grade	43	B+	Whirlpools		Living area 2,840
Garage	22	Attached 2 car	Saunas		# Living Units
Area Over Gar.	99	None	M/F stacks		
Basement	01	Full	W/B stacks	2	
Bsmt Fin Qual	01	Unfinished	W/B openings	3	
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 988	261,950
Basement	Full					
Heating	Yes	A/C	Yes			7,540
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas	8,500
Attic	None	Attic size:				
Additions						147,348
Other Features	WB Stks					16,000

Sub-Total			441,338
Grade B+	Factor	1.3500	595,806
CDU	C&D Factor	1.00	595,806
Depreciation		35 %	387,274
		Computed cost value @ 70%	271,092

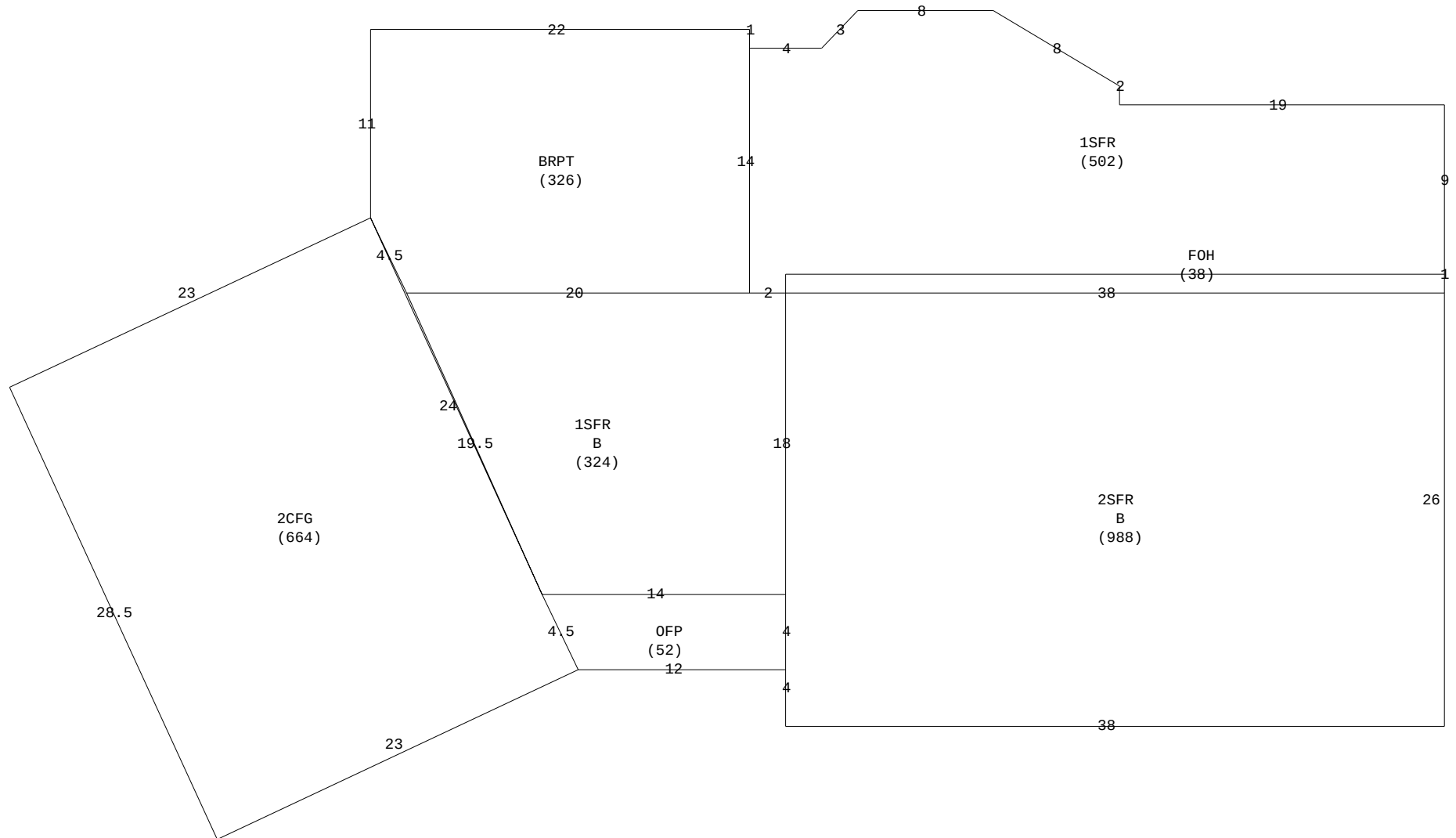
Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	672	30,107
L Living Area	FRFF Frame first floor	324	37,092
L Living Area	BSMT Basement addition	324	5,971
L Living Area	AIR Air conditioning	324	985
P Porches, Patios, Decks	FOFF Frame open first flo	52	3,168
P Porches, Patios, Decks	BPAT Brick/flagstone pati	326	7,434
L Living Area	OVER Frame Overhang	38	3,480
L Living Area	AIR Air conditioning	38	116
L Living Area	FRFF Frame first floor	502	57,469
L Living Area	AIR Air conditioning	502	1,526

Total additions	147,348
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Outbuilding Information

[illegible]



FORMERLY KNOWN AS 71 OLD WOOD ROAD (CHANGED 12/17/12)
CHANGE IN ACREAGE 3/26/13 FROM 1.15 TO .95 ACS. ACREAGE ADDED TO 71

OLD WOOD ROAD
THE JACLYN B PARE TRUST DATED 4-16-12 V784 P586 5-12-23