

Property at 00004 SAW MILL LANE

Prop ID 3850004

Printed 07-Feb-2024 1:02 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: PONZANI TIMOTHY J AND
Second name: PENDLETON-PONZANI SHARON L
Address: 4 SAW MILL LANE
City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
Lot: 3850004 Neigh.: Zone: R40 Vol: 524 Page: 904

Assessments

Assmt category	Qty	Amount
Resident Land	.76	105,000
Resident Dwelling	1.00	251,570

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 05-Jul-2005
Sale price: 450,000
Sale valid: Y

Values

Mkt value :
Cost value: 509,386

Summary

Total assessments	356,570
Total exemptions	
Net assessment	356,570

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.1320
Mkt/sale :
Assmt/sale: .7924

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.760	150,000	150,000			150,000	105,000
Primary Site		33,106						

.760 acres Total land value 150,000 105,000

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Bedrooms	5
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	3
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	37	B-	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1962	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	1,638	339,100
Basement	Full				
Heating	Yes	A/C Yes			9,690
Plumbing	3 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		13,500
Additions					103,527
Other Features		WB Stks			6,750
Sub-Total					472,567
Grade	B-	Factor 1.1700			552,903
CDU		C&D Factor 1.00			552,903
Depreciation		35 %			359,387
Computed cost value @ 70%					251,571

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	CPAT Concrete patio	350	2,983
L Living Area	FRFF Frame first floor	108	12,364
P Porches, Patios, Decks	CPAT Concrete patio	72	614
G Garages	FR Attached frame LE 65	576	25,187
L Living Area	FRFF Frame first floor	528	60,446
L Living Area	AIR Air conditioning	108	328
L Living Area	AIR Air conditioning	528	1,605

Total additions 103,527

