

Property at 00005 SAXON WOODS

Prop ID 3860005

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Administrative Information

Owner name: HOLSHOUSER CHRISTOPHER ALAN &
 Second name: REBECCA LYNN
 Address: 5 SAXON WOODS
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
 Lot: 3860005 Neigh.: AR Zone: R40 Vol: 793 Page: 1186

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	392,350

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 30-May-2024
 Sale price: 910,000
 Sale valid:

Values

Resident Excess .02 110
 Mkt value :
 Cost value: 735,657

Summary

Total assessments	514,960
Total exemptions	
Net assessment	514,960

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : .8084
 Mkt/sale :
 Assmt/sale: .5659

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	.020	7,500	150			150	105
Residual	871							

.940 acres

Total land value

175,150

122,605

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Garage cars	3
Floors	01	Hardwood	Bedrooms	5
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	5
Garage	23	Attached 3 car	Masonry trim sf	272
Area Over Gar.	01	Fully Finished	Half Baths	2
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	1,100
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	4,519
			Saunas	
			# Living Units	1
			M/F stacks	
			W/B stacks	2
			W/B openings	3
Actual Year Built: 1985				

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	2,136	423,900
Basement	Full				
Heating	Yes	A/C Yes			12,080
Plumbing	5 F/B	2 H/B	3 Add'l fix.	1 Wh/p	Saunas
Attic	None		Attic size:		31,000
Additions					123,590
Other Features	Mason Trim	WB Stks	RR		48,174
Sub-Total					638,744
Grade	B+	Factor 1.3500			862,304
CDU		C&D Factor 1.00			862,304
Depreciation		35 %			560,498
Computed cost value @ 70%					392,349

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	768	32,678
L Living Area	FRFF Frame first floor	50	5,724
L Living Area	BSMT Basement addition	50	921
L Living Area	AIR Air conditioning	50	152
P Porches, Patios, Decks	DECK Wood deck	40	1,060
L Living Area	FRFF Frame first floor	24	2,748
L Living Area	BSMT Basement addition	24	442
P Porches, Patios, Decks	DECK Wood deck	448	11,868
L Living Area	OVER Frame Overhang	10	916
L Living Area	FRFF Frame first floor	14	1,603
L Living Area	FRFF Frame first floor	155	17,745
L Living Area	BSMT Basement addition	155	2,856
L Living Area	AIR Air conditioning	155	471
P Porches, Patios, Decks	FOFF Frame open first flo	122	7,433
G Garages	FSF Full-story fin o/gar	528	35,368
L Living Area	AIR Air conditioning	528	1,605

Total additions 123,590

