

Property at 00025 SAXON WOODS

Prop ID 3860025

Printed 07-Feb-2024 1:06 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: KALLASSY AUDREY L & JOHN A
 Second name:
 Address: 25 SAXON WOODS
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 3860025 Neigh.: AR Zone: R40 Vol: 758 Page: 671

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 23-Apr-2021
Resident Land	.92	122,500				Sale price: 770,000
Resident Dwelling	1.00	456,880				Sale valid:
					Values	
Resident Excess	.57	2,990				Mkt value :
					Cost value: 831,957	
Summary			Utilities		Sales ratios	
Total assessments	582,370		Water	Connecticut	Cost/sale :	1.0805
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	582,370		Gas	None	Assmt/sale:	.7563

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	.570	7,500	4,275			4,275	2,993
Residual	24,829							
1.490 acres				Total land value			179,275	125,493

Building Valuation Summary

		Area			
Dwelling	Frame	2 story w/bsmt	2,390	535,750	
Basement	Full				
Heating	Yes	A/C Yes		15,260	
Plumbing	3 F/B	2 H/B	6 Add'l fix.	1 Wh/p	1 Saunas
Attic	None		Attic size:		
Additions				83,553	
Other Features	Mason Trim	WB Stks		32,939	
Sub-Total				692,502	
Grade	A-	Factor 1.4500		1,004,128	
CDU		C&D Factor 1.00		1,004,128	
Depreciation		35 %		652,683	
Computed cost value @ 70%				456,878	

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	884	37,204
L Living Area	FRUF Frame upper full	280	23,444
L Living Area	AIR Air conditioning	280	851
P Porches, Patios, Decks	FOFF Frame open first flo	224	13,647
P Porches, Patios, Decks	DECK Wood deck	224	5,934
L Living Area	OVER Frame Overhang	13	1,191
L Living Area	OVER Frame Overhang	14	1,282
Total additions			83,553

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	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	47	A-	Full Baths	3
Garage	23	Attached 3 car	Half Baths	2
Area Over Gar.	03	Partial	Masonry trim sf	1,000
Basement	01	Full	Addtn'l fixtures	6
Bsmt Fin Qual	01	Unfinished	Whirlpools	1
Air Condition	01	Central Air	Saunas	1
Interior Cond	05	Good	# Living Units	1
Exterior Cond	05	Good	M/F stacks	
			W/B stacks	2
			W/B openings	3
			Actual Year Built: 1986	

