

Property at 00032 SAXON WOODS

Prop ID 3860032

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

## Administrative Information

Owner name: GERBER STEVEN AND  
 Second name: GOPINATHAN MANJU  
 Address: 32 SAXON WOODS  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 011 Clerk map:  
 Lot: 3860032 Neigh.: AR Zone: R40 Vol: 647 Page: 502

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .92  | 122,500 |
| Resident Dwelling | 1.00 | 499,310 |
| Resident Outbldg  | 1.00 | 1,470   |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 05-Sep-2012  
 Sale price: 565,000  
 Sale valid:

## Values

Mkt value :  
 Cost value: 892,271

## Summary

|                   |         |
|-------------------|---------|
| Total assessments | 624,590 |
| Total exemptions  |         |
| Net assessment    | 624,590 |

## Utilities

| Water | Connecticut  |
|-------|--------------|
| Sewer | Public sewer |
| Gas   | None         |

## Sales ratios

Cost/sale : 1.5792  
 Mkt/sale :  
 Assmt/sale: 1.1055

## 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     | .250       | 7,500   | 1,875   |           | 1,875   | 1,313     |
| Residual     | 10,890 |            |         |         |           |         |           |

1.170 acres

Total land value

176,875

123,813

## 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          | Garage cars      | 3     |
| Floors                  | 01   | Hardwood         | Bedrooms         | 5     |
| Heating System          | 08   | Geothermal       | Unfinished area  |       |
| Fuel                    | 98   | Other            | Family Rooms     | 1     |
| Attic                   | 99   | None             | Dormer linear f  |       |
| Grade                   | 47   | A-               | Full Baths       | 4     |
| Garage                  | 23   | Attached 3 car   | Masonry trim sf  | 1,232 |
| 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 | 5     |
| Air Condition           | 01   | Central Air      | Whirlpools       | 1     |
| Interior Cond           | 05   | Good             | Living area      | 5,096 |
| Exterior Cond           | 05   | Good             | Saunas           |       |
|                         |      |                  | # Living Units   |       |
|                         |      |                  | M/F stacks       |       |
|                         |      |                  | W/B stacks       | 2     |
|                         |      |                  | W/B openings     | 4     |
| Actual Year Built: 1986 |      |                  |                  |       |

## Building Valuation Summary

|                |            |                |              |        |         |
|----------------|------------|----------------|--------------|--------|---------|
| Dwelling       | Frame      | 2 story w/bsmt | Area         | 2,048  | 468,960 |
| Basement       | Full       |                |              |        |         |
| Heating        | No         | A/C Yes        |              |        | 13,370  |
| Plumbing       | 4 F/B      | 2 H/B          | 5 Add'l fix. | 1 Wh/p | 27,000  |
| Attic          | None       |                | Attic size:  |        |         |
| Additions      |            |                |              |        | 183,052 |
| Other Features | Mason Trim | WB Stks        | RR           |        | 64,430  |

|              |    |                           |  |  |           |
|--------------|----|---------------------------|--|--|-----------|
| Sub-Total    |    |                           |  |  | 756,812   |
| Grade        | A- | Factor 1.4500             |  |  | 1,097,377 |
| CDU          |    | C&D Factor 1.00           |  |  | 1,097,377 |
| Depreciation |    | 35 %                      |  |  | 713,295   |
|              |    | Computed cost value @ 70% |  |  | 499,307   |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| G Garages                | FR Attached frame LE 65   | 808  | 34,239 |
| L Living Area            | FRFF Frame first floor    | 24   | 2,748  |
| L Living Area            | FRUF Frame upper full     | 24   | 2,010  |
| L Living Area            | AIR Air conditioning      | 48   | 146    |
| L Living Area            | FRFF Frame first floor    | 144  | 16,485 |
| P Porches, Patios, Decks | FEFF Frame enclosed first | 392  | 37,382 |
| P Porches, Patios, Decks | BPAT Brick/flagstone pati | 748  | 17,057 |
| L Living Area            | FRUF Frame upper full     | 808  | 67,654 |
| L Living Area            | AIR Air conditioning      | 808  | 2,456  |
| L Living Area            | AIR Air conditioning      | 144  | 438    |
| P Porches, Patios, Decks | FOFF Frame open first flo | 40   | 2,437  |

Total additions 183,052

## Outbuilding Information

| Description  | Wid | Len | Area  | Rate  | Year | Cnd | RCN           | Depr | Value |
|--------------|-----|-----|-------|-------|------|-----|---------------|------|-------|
| RS1 Frame    | 10  | 14  | 140   | 30.00 | 2022 | C   | 4,200         | 50   | 2,100 |
| Utility Shed |     |     |       |       |      |     |               |      |       |
| Value at 70% |     |     | 1,470 |       |      |     | Value at 100% |      | 2,100 |

