

Property at 00039 SAXON WOODS

Prop ID 3860039

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

Administrative Information

Owner name: SMITH LARRY ALAN AND
Second name: MARGUERITE J
Address: 39 SAXON WOODS
City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
Lot: 3860039 Neigh.: AR Zone: R40 Vol: 243 Page: 443

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	465,210

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 28-Feb-1991
Sale price: 650,000
Sale valid:

Values

Resident Excess	.84	4,410

Summary

Total assessments	592,120
Total exemptions	
Net assessment	592,120

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.3014
Mkt/sale :
Assmt/sale: .9110

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	.840	7,500	6,300			6,300	4,410
Residual	36,590							

1.760 acres

Total land value

181,300

126,910

Building Valuation Summary

					Area	
Dwelling	Frame	2 story w/bsmt			2,420	541,610
Basement	Full					
Heating	Yes	A/C Yes				15,420
Plumbing	3 F/B	2 H/B	4 Add'l fix.	1 Wh/p	Saunas	21,500
Attic	None			Attic size:		
Additions						122,857
Other Features	Mason Trim	WB Stks	RR			62,510

Sub-Total						763,897
Grade	A-	Factor 1.4500				1,107,651
CDU		C&D Factor 1.00				1,107,651
Depreciation		40 %				664,591
		Computed cost value @ 70%				465,214

Building additions

Category	Type		Area	Value
L Living Area	FRUF	Frame upper full	300	25,119
L Living Area	AIR	Air conditioning	300	912
G Garages	FR	Attached frame LE 65	1,026	42,744
P Porches, Patios, Decks	DECK	Wood deck	892	23,629
L Living Area	FRFF	Frame first floor	224	25,644
L Living Area	BSMT	Basement addition	224	4,128
L Living Area	AIR	Air conditioning	224	681

Total additions 122,857

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	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	3
Fuel	01	Oil	Half Baths	2
Attic	99	None	Addtn'l fixtures	4
Grade	47	A-	Whirlpools	1
Garage	23	Attached 3 car	Saunas	
Area Over Gar.	03	Partial	M/F stacks	
Basement	01	Full	W/B stacks	3
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	4
Air Condition	01	Central Air		
Interior Cond	04	Average		
Exterior Cond	04	Average	Actual Year Built: 1986	

