

Property at 00004 SEDGEWOOD ROAD

Prop ID 3910004

Printed 09-Sep-2026 3:13 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: REARDON JEFFREY J
 Second name:
 Address: 4 SEDGEWOOD ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 029 Clerk map:
 Lot: 3910004 Neigh.: Zone: R40 Vol: 774 Page: 224

Assessments

Assmt category	Qty	Amount
Resident Land	.92	115,500
Resident Dwelling	1.00	197,960
Resident Outbldg	3.00	20,650

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 18-Apr-2022
 Sale price: 525,000
 Sale valid:

Values

Mkt value :
 Cost value: 477,300

Summary

Total assessments	334,110
Total exemptions	
Net assessment	334,110

Utilities

Water	Well
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : .9091
 Mkt/sale :
 Assmt/sale: .6364

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	165,000	165,000			165,000	115,500
Primary Site		40,075						

.920 acres

Total land value

165,000

115,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	01	Plaster	Bedrooms	4
Floors	07	Hardwood/Carpet	Family Rooms	
Heating System	01	Hot Water	Full Baths	3
Fuel	01	Oil	Half Baths	
Attic	02	Unfinished	Addtn'l fixtures	
Grade	33	C+	Whirlpools	
Garage	12	Basement 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1941	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,105	191,910
Basement	Full				
Heating	Yes	A/C Yes			5,520
Plumbing	3 F/B	H/B Add'l fix.	Wh/p	Saunas	10,000
Attic	Unfinished	Attic size: 1,105			14,930
Additions					139,967
Other Features	WB Stks	RR	Bsmt Gar		40,521
Sub-Total					402,848
Grade	C+	Factor 1.0800			435,076
CDU		C&D Factor 1.00			435,076
Depreciation		35 %			282,799
Computed cost value @ 70%					197,959

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	630	72,123
L Living Area	BSMT Basement addition	630	11,610
P Porches, Patios, Decks	BPAT Brick/flagstone pati	210	4,789
P Porches, Patios, Decks	DECK Wood deck	248	6,570
L Living Area	FRFF Frame first floor	78	8,930
L Living Area	BSMT Basement addition	78	1,437
L Living Area	AIR Air conditioning	630	1,915
L Living Area	AIR Air conditioning	78	237
L Living Area	FRFF Frame first floor	238	27,246
L Living Area	BSMT Basement addition	238	4,386
L Living Area	AIR Air conditioning	238	724

Total additions 139,967

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	20	20	400	55.95		D	17,456	50	8,700
Block Detach Garage									
RS1 Frame	13	19	247	30.00	2024	C	7,410	50	3,700
Utility Shed									
RG1 Frame or Con	22	24	528	41.90	2026	A	34,291	50	17,100
Block Detach Garage									
Value at 70%		20,650	Value at 100%		29,500				

