

Property at 00016 SEDGEWOOD ROAD

Prop ID 3910016

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Administrative Information

Owner name: TRAKTOVENKO BORIS G AND
 Second name: ANNA M TRUSTEES
 Address: 16 SEDGEWOOD ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 029 Clerk map: 93 033
 Lot: 3910016 Neigh.: Zone: R40 Vol: 581 Page: 839

Assessments

Assmt category	Qty	Amount
Resident Land	.92	115,500
Resident Dwelling	1.00	208,220
Resident Outbldg	1.00	1,680

Exemptions

Exempt Cat	Amount

Last sale

Sale date: 19-Jul-1991
 Sale price: 220,000
 Sale valid:

Values

Mkt value :
 Cost value: 466,043

Summary

Total assessments	326,230	
Total exemptions		
Net assessment	326,230	

Utilities

Water	Well
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 2.1184
 Mkt/sale :
 Assmt/sale: 1.4829

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						
RES	12	1.580	7,500	11,850	.90		1,185	830
Residual		68,825						

2.500 acres Total land value 166,185 116,330

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	9
Interior Walls	02	Drywall	Bedrooms	5
Floors	07	Hardwood/Carpet	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	4
Fuel	01	Oil	Half Baths	
Attic	99	None	Addn'l fixtures	1
Grade	30	C	Whirlpools	
Garage	23	Attached 3 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	99	None	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	04	Average		
Exterior Cond	04	Average	Actual Year Built: 1991	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area 1,046	238,290
Basement	Full			
Heating	Yes	A/C Yes		6,850
Plumbing	4 F/B	H/B 1 Add'l fix.	Wh/p	15,500
Attic	None	Attic size:		
Additions				190,225
Other Features		WB Stks		6,750
Sub-Total				457,615
Grade	C	Factor 1.0000		457,615
CDU		C&D Factor 1.00		457,615
Depreciation		35 %		297,450
Computed cost value @ 70%				208,215

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	246	14,988
P Porches, Patios, Decks	DECK Wood deck	322	8,530
G Garages	FRL Attached frame GT 65	864	38,709
L Living Area	BSMT Basement addition	736	13,563
L Living Area	FRFF Frame first floor	736	84,258
L Living Area	FRUF Frame upper full	322	26,961
L Living Area	AIR Air conditioning	736	2,237
L Living Area	AIR Air conditioning	322	979

Total additions 190,225

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	16	160	30.00	2011	C	4,800	50	2,400
Utility Shed									
Value at 70%				1,680	Value at 100%				2,400

