

Property at 00009 TALL WOOD HOLLOW

Prop ID 4280009

Printed 07-Feb-2024 4:22 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MASCOLI GREGORY &
 Second name: MARIA
 Address: 9 TALL WOOD HOLLOW
 City/state: AVON CT Zip: 06001

Location Information

Map: 001 Clerk map: 09 009
 Lot: 4280009 Neigh.: Zone: R40 Vol: 433 Page: 690

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Dwelling	1.00	195,760
Resident Excess	.75	3,940
Resident Outbldg	1.00	22,120

Exemptions

Exempt Cat	Amount

Last sale

Sale date: 24-Jul-2002
 Sale price: 286,000
 Sale valid: Y

Values

Mkt value :
 Cost value: 451,886

Summary

Total assessments	316,320
Total exemptions	
Net assessment	316,320

Utilities

Water	Well
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.5800
 Mkt/sale :
 Assmt/sale: 1.1060

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	135,000	135,000		135,000	94,500
Primary Site		40,075					
RES	12	.750	7,500	5,625		5,625	3,938
Residual		32,670					

1.670 acres

Total land value

140,625

98,438

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	10	Vertical Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	1
Grade	37	B-	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1978	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	223,640
Basement	Full		960	
Heating	Yes	A/C Yes		6,440
Plumbing	2 F/B	H/B 1 Add'l fix.	Wh/p	5,500
Attic	None	Attic size:		
Additions				101,105
Other Features	WB Stks	RR		31,043
Sub-Total				367,728
Grade	B-	Factor 1.1700		430,242
CDU		C&D Factor 1.00		430,242
Depreciation		35 %		279,657
		Computed cost value @ 70%		195,760

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	440	50,372
L Living Area	FRUH Frame upper half	440	22,500
L Living Area	AIR Air conditioning	440	1,338
P Porches, Patios, Decks	DECK Wood deck	200	5,298
G Garages	FR Attached frame LE 65	484	21,597

Total additions 101,105

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
C01 Garage	24	24	576	109.7	2019	C	63,187	50	31,600
Value at 70%			22,120				Value at 100%		31,600

