

Property at 00025 TALL WOOD HOLLOW

Prop ID 4280025

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Administrative Information

Owner name: KUSH CHARLENE AND
 Second name: GREBENS DAVID
 Address: 25 TALL WOOD HOLLOW
 City/state: AVON CT Zip: 06001

Location Information

Map: 001 Clerk map: 09 009
 Lot: 4280025 Neigh.: Zone: R40 Vol: 810 Page: 176

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 16-Dec-2025
Resident Land	.92	94,500	APA Veteran	255,150	Sale price: 476,000
Resident Dwelling	1.00	159,180	DAC Veteran	980	Sale valid:
Resident Excess	.28	1,470			Values
Resident Outbldg	1.00	980			Mkt value :
					Cost value: 365,900
Summary		Utilities		Sales ratios	
Total assessments	256,130	Water	Well	Cost/sale :	.7687
Total exemptions	256,130	Sewer	Septic	Mkt/sale :	
Net assessment		Gas	None	Assmt/sale:	.5381

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	.280	7,500	2,100		2,100	1,470
Residual	12,197						
1.200 acres		Total land value		137,100		95,970	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	10	Vertical Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	05	Electric B/B	Full Baths	2
Fuel	03	Electric	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	37	B-	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1974	

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	739
Basement	Full		213,320
Heating	Yes	A/C No	
Plumbing	2 F/B	1 H/B	Add'l fix.
Attic	None		Wh/p Saunas
Additions			8,500
Other Features			70,447
		WB Stks	6,750
Sub-Total			299,017
Grade	B-	Factor 1.1700	349,850
CDU		C&D Factor 1.00	349,850
Depreciation		35 %	227,403
		Computed cost value @ 70%	159,182

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	260	29,765
L Living Area	BSMT Basement addition	260	4,791
P Porches, Patios, Decks	DECK Wood deck	100	2,649
P Porches, Patios, Decks	DECK Wood deck	240	6,358
L Living Area	OVER Frame Overhang	27	2,473
G Garages	FR Attached frame LE 65	528	23,314
P Porches, Patios, Decks	FOFF Frame open first flo	18	1,097
Total additions			70,447

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	30.00	2012	C	2,880	50	1,400
Utility Shed									
Value at 70%			980				Value at 100%		1,400

