

Property at 00031 TALL WOOD HOLLOW

Prop ID 4280031

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## Administrative Information

Owner name: MICHALSKI ROBERT J  
Second name:  
Address: 31 TALL WOOD HOLLOW  
City/state: AVON CT Zip: 06001

## Location Information

Map: 001 Clerk map: 09 009  
Lot: 4280031 Neigh.: Zone: R40 Vol: 241 Page: 822

## Assessments

| Assmt category    | Qty  | Amount  | Exempt Cat  | Amount | Sale date: 24-Jun-1974 |
|-------------------|------|---------|-------------|--------|------------------------|
| Resident Land     | .92  | 94,500  | AAA Veteran | 1,000  | Sale price:            |
| Resident Dwelling | 1.00 | 183,800 | CAB Add Vet | 500    | Sale valid:            |
| Resident Outbldg  | 1.00 | 25,060  | DAC Veteran | 10,000 | Values                 |
| Resident Excess   | .54  | 2,840   |             |        | Mkt value :            |

Cost value: 437,429

## Summary

| Total assessments | 306,200 | Utilities    | Water Well | Sales ratios | Cost/sale : |
|-------------------|---------|--------------|------------|--------------|-------------|
| Total exemptions  | 11,500  | Sewer Septic |            | Mkt/sale :   |             |
| Net assessment    | 294,700 | Gas None     |            | Assmt/sale:  |             |

## 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     | .540             | 7,500   | 4,050   |           | 4,050   | 2,835     |
| Residual     | 23,522 |                  |         |         |           |         |           |
| 1.460 acres  |        | Total land value |         | 139,050 |           | 97,335  |           |

## 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 | 02   | Forced Hot Air   | Full Baths              | 2 |
| Fuel           | 01   | Oil              | 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              | 2 |
| Bsmt Fin Qual  | 01   | Unfinished       | W/B openings            | 2 |
| Air Condition  | 01   | Central Air      |                         |   |
| Interior Cond  | 05   | Good             |                         |   |
| Exterior Cond  | 05   | Good             | Actual Year Built: 1974 |   |

## Building Valuation Summary

| Dwelling       | Frame | 2 story w/bsmt            | Area        | 828  | 230,700 |
|----------------|-------|---------------------------|-------------|------|---------|
| Basement       | Full  |                           |             |      |         |
| Heating        | Yes   | A/C Yes                   |             |      | 6,650   |
| Plumbing       | 2 F/B | 1 H/B                     | Add'l fix.  | Wh/p | 8,500   |
| Attic          | None  |                           | Attic size: |      |         |
| Additions      |       |                           |             |      | 85,906  |
| Other Features |       | WB Stks                   |             |      | 13,500  |
| Sub-Total      |       |                           |             |      | 345,256 |
| Grade          | B-    | Factor 1.1700             |             |      | 403,950 |
| CDU            |       | C&D Factor 1.00           |             |      | 403,950 |
| Depreciation   |       | 35 %                      |             |      | 262,568 |
|                |       | Computed cost value @ 70% |             |      | 183,798 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| P Porches, Patios, Decks | FOFF Frame open first flo | 84   | 5,118  |
| L Living Area            | FRFF Frame first floor    | 252  | 28,849 |
| L Living Area            | BSMT Basement addition    | 252  | 4,644  |
| L Living Area            | AIR Air conditioning      | 252  | 766    |
| L Living Area            | OVER Frame Overhang       | 10   | 916    |
| P Porches, Patios, Decks | FOFF Frame open first flo | 84   | 5,118  |
| L Living Area            | OVER Frame Overhang       | 28   | 2,564  |
| L Living Area            | AIR Air conditioning      | 38   | 116    |
| P Porches, Patios, Decks | DECK Wood deck            | 406  | 10,755 |
| G Garages                | FR Attached frame LE 65   | 624  | 27,060 |
| Total additions          |                           |      | 85,906 |

## Outbuilding Information

| Description                 | Wid    | Len | Area          | Rate  | Year   | Cnd | RCN    | Depr | Value  |
|-----------------------------|--------|-----|---------------|-------|--------|-----|--------|------|--------|
| RP1 Pool w/<br>Plastic Linr | 22     | 44  | 968           | 74.05 |        | C   | 71,680 | 50   | 35,800 |
| Value at 70%                | 25,060 |     | Value at 100% |       | 35,800 |     |        |      |        |

