

Property at 00003 TANGLEWOOD DRIVE

Prop ID 4300003

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## Administrative Information

Owner name: GAUDIANA JOSEPH A AND  
Second name: MARILOU T TRUSTEES  
Address: 3 TANGLEWOOD DRIVE  
City/state: AVON CT Zip: 06001

## Location Information

Map: 018 Clerk map:  
Lot: 4300003 Neigh.: Zone: R40 Vol: 781 Page: 761

| Assessments       |              | Exemptions |              | Last sale              |         |
|-------------------|--------------|------------|--------------|------------------------|---------|
| Assmt category    | Qty Amount   | Exempt Cat | Amount       | Sale date: 01-Apr-2005 |         |
| Resident Land     | .92 105,000  |            |              | Sale price:            | 375,000 |
| Resident Dwelling | 1.00 195,470 |            |              | Sale valid:            |         |
| Resident Outbldg  | 1.00 980     |            |              | Values                 |         |
|                   |              |            |              | Mkt value :            |         |
| Resident Excess   | .08 420      |            |              | Cost value:            | 431,243 |
| Summary           |              | Utilities  |              | Sales ratios           |         |
| Total assessments | 301,870      | Water      | Connecticut  | Cost/sale :            | 1.1500  |
| Total exemptions  |              | Sewer      | Public sewer | Mkt/sale :             |         |
| Net assessment    | 301,870      | Gas        | None         | Assmt/sale:            | .8050   |

## Land Information

| Type         | Use | Acres/SqFt       | Rate    | Total   | Infl Fact | Value   | 70% Value |
|--------------|-----|------------------|---------|---------|-----------|---------|-----------|
| PRIM         | 11  | .920             | 150,000 | 150,000 |           | 150,000 | 105,000   |
| Primary Site |     | 40,075           |         |         |           |         |           |
| RES          | 12  | .080             | 7,500   | 600     |           | 600     | 420       |
| Residual     |     | 3,485            |         |         |           |         |           |
| 1.000 acres  |     | Total land value |         | 150,600 |           | 105,420 |           |

## 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             | 7 |
| Interior Walls | 02   | Drywall          | Bedrooms                |   |
| Floors         | 01   | Hardwood         | Family Rooms            |   |
| Heating System | 01   | Hot Water        | 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              | 1 |
| Bsmt Fin Qual  | 01   | Unfinished       | W/B openings            | 3 |
| Air Condition  | 01   | Central Air      |                         |   |
| Interior Cond  | 05   | Good             |                         |   |
| Exterior Cond  | 05   | Good             | Actual Year Built: 1978 |   |

## Building Valuation Summary

|                |                             | Area   |         |
|----------------|-----------------------------|--------|---------|
| Dwelling       | Frame 1 1/2 story w/bsmt    | 906    | 214,450 |
| Basement       | Full                        |        |         |
| Heating        | Yes A/C Yes                 |        | 6,180   |
| Plumbing       | 2 F/B 1 H/B Add'l fix. Wh/p | Saunas | 8,500   |
| Attic          | None Attic size:            |        |         |
| Additions      |                             |        | 123,591 |
| Other Features | Mason Trim WB Stks          |        | 14,460  |
| Sub-Total      |                             |        | 367,181 |
| Grade          | B- Factor 1.1700            |        | 429,602 |
| CDU            | C&D Factor 1.00             |        | 429,602 |
| Depreciation   | 35 %                        |        | 279,241 |
|                | Computed cost value @ 70%   |        | 195,469 |

## Building additions

| Category                 | Type                      | Area | Value   |
|--------------------------|---------------------------|------|---------|
| P Porches, Patios, Decks | DECK Wood deck            | 264  | 6,993   |
| G Garages                | FR Attached frame LE 65   | 500  | 22,222  |
| P Porches, Patios, Decks | FOFF Frame open first flo | 112  | 6,824   |
| L Living Area            | FRFF Frame first floor    | 644  | 73,726  |
| L Living Area            | BSMT Basement addition    | 644  | 11,868  |
| L Living Area            | AIR Air conditioning      | 644  | 1,958   |
| Total additions          |                           |      | 123,591 |

## Outbuilding Information

| Description  | Wid | Len | Area | Rate  | Year | Cnd | RCN           | Depr | Value |
|--------------|-----|-----|------|-------|------|-----|---------------|------|-------|
| RS1 Frame    | 8   | 12  | 96   | 30.00 | 1989 | C   | 2,880         | 50   | 1,400 |
| Utility Shed |     |     |      |       |      |     |               |      |       |
| Value at 70% |     |     | 980  |       |      |     | Value at 100% |      | 1,400 |

