

Property at 00016 TANGLEWOOD DRIVE

Prop ID 4300016

Printed 28-Feb-2025 8:42 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: ROSSINI ROBERT J
 Second name:
 Address: 16 TANGLEWOOD DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 4300016 Neigh.: Zone: R40 Vol: 597 Page: 311

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	226,170

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 25-Aug-2000
 Sale price: 345,000
 Sale valid:

Values

Mkt value :
 Cost value: 475,800

Summary

Total assessments	333,060	
Total exemptions		
Net assessment	333,060	

Utilities

Water	Connecticut	
Sewer	Public sewer	
Gas	None	

Sales ratios

Cost/sale : 1.3791
 Mkt/sale :
 Assmt/sale: .9654

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	.360	7,500	2,700			2,700	1,890
Residual		15,682						

1.280 acres

Total land value

152,700

106,890

Building Valuation Summary

				Area	
Dwelling	Frame	2 story w/bsmt		1,083	280,500
Basement	Full				
Heating	Yes	A/C Yes			8,060
Plumbing	2 F/B	1 H/B	2 Add'l fix.	Wh/p	Saunas
Attic	None			Attic size:	9,500
Additions					87,194
Other Features		WB Stks			9,250

Sub-Total			394,504
Grade	B	Factor 1.2600	497,075
CDU		C&D Factor 1.00	497,075
Depreciation		35 %	323,099
		Computed cost value @ 70%	226,169

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	180	4,768
L Living Area	FRFF Frame first floor	281	32,169
L Living Area	FRFF Frame first floor	162	18,546
L Living Area	BSMT Basement addition	162	2,985
P Porches, Patios, Decks	FOFF Frame open first flo	36	2,193
G Garages	FR Attached frame LE 65	576	25,187
L Living Area	AIR Air conditioning	281	854
L Living Area	AIR Air conditioning	162	492

Total additions 87,194

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	04	Colonial	
Exterior Walls	04	Vinyl Siding	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 9 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 4 Unfinished area
Floors	01	Hardwood	Family Rooms 1 Dormer linear f
Heating System	02	Forced Hot Air	Full Baths 2 Masonry trim sf
Fuel	01	Oil	Half Baths 1 Finish bsmt sz
Attic	99	None	Addtn'l fixtures 2 Rec Room Size
Grade	40	B	Whirlpools Living area 2,609
Garage	22	Attached 2 car	Saunas # Living Units
Area Over Gar.	99	None	M/F stacks
Basement	01	Full	W/B stacks 1
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: 1978

