

Property at 00026 WOODMONT

Prop ID 4710026

Printed 07-Feb-2024 7:40 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: ROSELLI GREGORY M & MOLLY
Second name:
Address: 26 WOODMONT
City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
Lot: 4710026 Neigh.: Zone: R40 Vol: 687 Page: 112

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	303,900
Resident Outbldg	1.00	1,260

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 26-Jun-2015
Sale price: 430,000
Sale valid:

Values

Mkt value :
Cost value: 585,943

Summary

Total assessments	410,160
Total exemptions	
Net assessment	410,160

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.3627
Mkt/sale :
Assmt/sale: .9539

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						

.920 acres Total land value 150,000 105,000

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	4
Floors	07	Hardwood/Carpet	Family Rooms	
Heating System	02	Forced Hot Air	Full Baths	3
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addn'l fixtures	3
Grade	43	B+	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	1
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: 1979	

Building Valuation Summary

					Area	
Dwelling	Frame	2 story w/bsmt			1,380	338,500
Basement	Full with walk					
Heating	Yes	A/C Yes				9,690
Plumbing	3 F/B	1 H/B	3 Add'l fix.	Wh/p	Saunas	15,000
Attic	None			Attic size:		
Additions						89,111
Other Features	Mason Trim	WB Stks	RR			42,442

Sub-Total						494,743
Grade	B+	Factor 1.3500				667,903
CDU		C&D Factor 1.00				667,903
Depreciation		35 %				434,137
		Computed cost value @ 70%				303,896

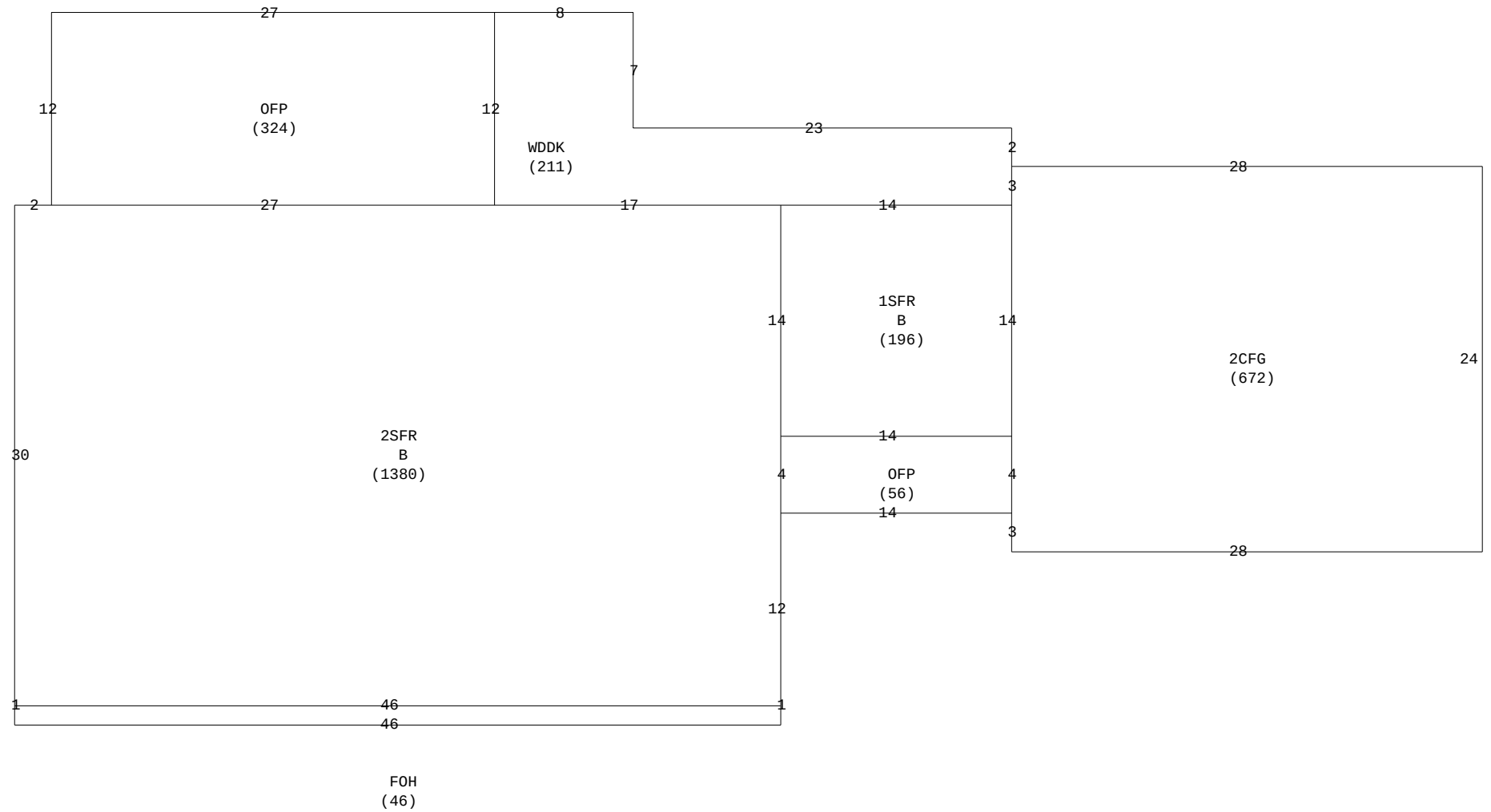
Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	211	5,589
G Garages	FRL Attached frame GT 65	672	30,107
L Living Area	FRFF Frame first floor	196	22,438
L Living Area	BSMT Basement addition	196	3,612
P Porches, Patios, Decks	FOFF Frame open first flo	56	3,412
L Living Area	OVER Frame Overhang	46	4,213
P Porches, Patios, Decks	FOFF Frame open first flo	324	19,740

Total additions 89,111

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	12	120	30.00		C	3,600	50	1,800
Utility Shed									
Value at 70%			1,260				Value at 100%		1,800



NO VALUE FOR PRE FAB GAS FIREPLACE IN LIVING ROOM