

Property at 00021 THORNWOOD LANE

Prop ID 4970021

Printed 07-Feb-2024 9:20 PM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: ARABI HAYTHAM G AND  
 Second name: ELGIZOLI ESHRAGA M  
 Address: 21 THORNWOOD LANE  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 023 Clerk map:  
 Lot: 4970021 Neigh.: Zone: R40 Vol: 735 Page: 454

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .92  | 122,500 |
| Resident Dwelling | 1.00 | 342,910 |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 11-Dec-2019  
 Sale price: 455,000  
 Sale valid:

## Values

Mkt value :  
 Cost value: 664,871

## Summary

|                   |         |
|-------------------|---------|
| Total assessments | 465,410 |
| Total exemptions  |         |
| Net assessment    | 465,410 |

## Utilities

| Water | Connecticut  |
|-------|--------------|
| Sewer | Public sewer |
| Gas   | CNG          |

## Sales ratios

Cost/sale : 1.4613  
 Mkt/sale :  
 Assmt/sale: 1.0229

## Land Information

| Type         | Use | Acres/SqFt | Rate    | Total   | Infl Fact | Value   | 70% Value |
|--------------|-----|------------|---------|---------|-----------|---------|-----------|
| PRIM         | 11  | .920       | 175,000 | 175,000 |           | 175,000 | 122,500   |
| Primary Site |     | 40,075     |         |         |           |         |           |

.920 acres Total land value 175,000 122,500

## Building Valuation Summary

|                |                                 | Area   |         |
|----------------|---------------------------------|--------|---------|
| Dwelling       | Frame 2 story w/bsmt            | 1,256  | 314,290 |
| Basement       | Full with walk                  |        |         |
| Heating        | Yes A/C Yes                     |        | 9,010   |
| Plumbing       | 4 F/B 1 H/B 3 Add'l fix. 1 Wh/p | Saunas | 22,500  |
| Attic          | None Attic size:                |        |         |
| Additions      |                                 |        | 133,248 |
| Other Features | WB Stks RR                      |        | 39,329  |

|              |                           |         |
|--------------|---------------------------|---------|
| Sub-Total    |                           | 518,377 |
| Grade B+     | Factor 1.3500             | 699,809 |
| CDU          | C&D Factor 1.00           | 699,809 |
| Depreciation | 30 %                      | 489,866 |
|              | Computed cost value @ 70% | 342,906 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| G Garages                | FRL Attached frame GT 65  | 905  | 40,546 |
| G Garages                | FSF Full-story fin o/gar  | 100  | 6,698  |
| L Living Area            | AIR Air conditioning      | 100  | 304    |
| L Living Area            | BSMT Basement addition    | 488  | 8,993  |
| L Living Area            | FRFF Frame first floor    | 488  | 55,867 |
| L Living Area            | AIR Air conditioning      | 488  | 1,484  |
| L Living Area            | FRUF Frame upper full     | 160  | 13,397 |
| L Living Area            | AIR Air conditioning      | 160  | 486    |
| P Porches, Patios, Decks | BPAT Brick/flagstone pati | 240  | 5,473  |

Total additions 133,248

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |                       |
|----------------|------|------------------|-------------------------|-----------------------|
| Style          | 19   | Modern Colonial  |                         |                       |
| Exterior Walls | 04   | Vinyl Siding     |                         |                       |
| Roof Material  | 01   | Asphalt Shingles | Story Height 2.0        |                       |
| Roof Type      | 02   | Hip              |                         |                       |
| Foundation     | 01   | Poured Concrete  | Total Rooms             | 9 Garage cars 3       |
| Interior Walls | 02   | Drywall          | Bedrooms                | 4 Unfinished area     |
| Floors         | 07   | Hardwood/Carpet  | Family Rooms            | 1 Dormer linear f     |
| Heating System | 02   | Forced Hot Air   | Full Baths              | 4 Masonry trim sf     |
| Fuel           | 02   | Natural Gas      | Half Baths              | 1 Finish bsmt sz      |
| Attic          | 99   | None             | Addn'l fixtures         | 3 Rec Room Size 1,300 |
| Grade          | 43   | B+               | Whirlpools              | 1 Living area 3,260   |
| Garage         | 23   | Attached 3 car   | Saunas                  | # Living Units 1      |
| Area Over Gar. | 01   | Fully Finished   | M/F stacks              |                       |
| Basement       | 04   | Full with walk-o | W/B stacks              | 1                     |
| Bsmt Fin Qual  | 03   | Rec Room W/ Air  | W/B openings            | 1                     |
| Air Condition  | 01   | Central Air      |                         |                       |
| Interior Cond  | 05   | Good             |                         |                       |
| Exterior Cond  | 05   | Good             | Actual Year Built: 1999 |                       |

