

Property at 00028 THORNWOOD LANE

Prop ID 4970028

Printed 07-Feb-2024 9:21 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: FARIA CARLOS E AND
 Second name: CAREY SHANNON M
 Address: 28 THORNWOOD LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 4970028 Neigh.: Zone: R40 Vol: 740 Page: 841

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	356,190

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 20-May-2020
 Sale price: 505,000
 Sale valid:

Values

Mkt value :
 Cost value: 692,543

Summary

Total assessments	484,780
Total exemptions	
Net assessment	484,780

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.3714
 Mkt/sale :
 Assmt/sale: .9600

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						
RES	12	1.160	7,500	8,700			8,700	6,090
Residual		50,530						

2.080 acres

Total land value

183,700

128,590

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,354	333,430
Basement	Full with walk				
Heating	Yes	A/C Yes			9,550
Plumbing	4 F/B	1 H/B	5 Add'l fix.	1 Wh/p	Saunas 23,500
Attic	None			Attic size:	
Additions					141,659
Other Features		M Stks RR			30,317

Sub-Total			538,456
Grade	B+	Factor 1.3500	726,916
CDU		C&D Factor 1.00	726,916
Depreciation		30 %	508,841
		Computed cost value @ 70%	356,189

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	720	32,257
G Garages	FSF Full-story fin o/gar	720	48,228
L Living Area	AIR Air conditioning	720	2,189
L Living Area	BSMT Basement addition	384	7,076
L Living Area	FRFF Frame first floor	384	43,961
L Living Area	AIR Air conditioning	384	1,167
P Porches, Patios, Decks	DECK Wood deck	256	6,781

Total additions 141,659

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 5 Rec Room Size 1,090
Grade	43	B+	Whirlpools 1 Living area 3,812
Garage	23	Attached 3 car	Saunas # Living Units 1
Area Over Gar.	01	Fully Finished	M/F stacks 1
Basement	04	Full with walk-o	W/B stacks
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1999

