

Property at 00001 WENTWORTH PLACE

Prop ID 6090001

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Administrative Information

Owner name: NGUYEN DAVID C & EMILY W
Second name:
Address: 1 WENTWORTH PLACE
City/state: AVON CT Zip: 06001

Location Information

Map: 049 Clerk map:
Lot: 6090001 Neigh.: BH Zone: R30 Vol: 767 Page: 855

Assessments

Assmt category	Qty	Amount
Resident Land	.46	122,500
Resident Dwelling	1.00	364,170

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 22-Oct-2021
Sale price: 632,000
Sale valid:

Values

Mkt value :
Cost value: 695,243

Summary

Total assessments	486,670
Total exemptions	
Net assessment	486,670

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.1001
Mkt/sale :
Assmt/sale: .7700

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.460	175,000	175,000			175,000	122,500
Primary Site	20,038							

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

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	315,260
Basement	Full		1,261	
Heating	Yes	A/C Yes		9,040
Plumbing	3 F/B	1 H/B 2 Add'l fix.	1 Wh/p	17,000
Attic	None	Attic size:		
Additions				133,655
Other Features		WB Stks		6,750

Sub-Total			481,705
Grade	B+	Factor 1.3500	650,302
CDU		C&D Factor 1.00	650,302
Depreciation		20 %	520,242
		Computed cost value @ 70%	364,169

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	772	34,587
G Garages	FSF Full-story fin o/gar	408	27,329
L Living Area	AIR Air conditioning	408	1,240
L Living Area	BSMT Basement addition	352	6,487
L Living Area	FRFF Frame first floor	352	40,297
L Living Area	AIR Air conditioning	352	1,070
P Porches, Patios, Decks	FOFF Frame open first flo	210	12,794
P Porches, Patios, Decks	BPAT Brick/flagstone pati	432	9,851

Total additions 133,655

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial	BUCKINGHAM HERITAGE	08 HUNTINGTON GRAND
Exterior Walls	04	Vinyl Siding	Story Height 2.0	
Roof Material	01	Asphalt Shingles		
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	5
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	3
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	3,295
Exterior Cond	05	Good	Whirlpools	1
			Saunas	# Living Units 1
			M/F stacks	
			W/B stacks	1
			W/B openings	1
Actual Year Built: 2004				

