

Property at 00004 WENTWORTH PLACE

Prop ID 6090004

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Administrative Information

Owner name: BAILEY CHRISTOPHER & EMILY
 Second name:
 Address: 4 WENTWORTH PLACE
 City/state: AVON CT Zip: 06001

Location Information

Map: 049 Clerk map:
 Lot: 6090004 Neigh.: BH Zone: R30 Vol: 661 Page: 1263

Assessments

Assmt category	Qty	Amount
Resident Land	.38	122,500
Resident Dwelling	1.00	327,630
Resident Outbldg	1.00	1,680

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 03-Jun-2013
 Sale price: 552,000
 Sale valid:

Values

Mkt value :
 Cost value: 645,443

Summary

Total assessments	451,810
Total exemptions	
Net assessment	451,810

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.1693
 Mkt/sale :
 Assmt/sale: .8185

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.380	175,000	175,000			175,000	122,500
Primary Site		16,553						

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

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial	BUCKINGHAM HERITAGE	04 FARNHAM GRAND
Exterior Walls	04	Vinyl Siding	Story Height 2.0	
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable	Total Rooms 9	
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall	Bedrooms	4
Floors	07	Hardwood/Carpet	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	3
Fuel	02	Natural Gas	Half Baths	1
Attic	01	Fully Finished	Addn'l fixtures	3
Grade	43	B+	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	1
Air Condition	01	Central Air	Actual Year Built: 2003	
Interior Cond	05	Good		
Exterior Cond	05	Good		

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	979
Basement	Full		260,190
Heating	Yes	A/C Yes	7,490
Plumbing	3 F/B	1 H/B	3 Add'l fix.
Attic	Fully Finished	Wh/p	Saunas
Additions		Attic size: 330	15,000
Other Features	WB Stks	RR	14,825
			114,080
			21,787
Sub-Total			433,372
Grade	B+	Factor 1.3500	585,052
CDU		C&D Factor 1.00	585,052
Depreciation		20 %	468,042
		Computed cost value @ 70%	327,629

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	520	23,002
G Garages	FSF Full-story fin o/gar	482	32,286
L Living Area	AIR Air conditioning	482	1,465
L Living Area	BSMT Basement addition	280	5,160
L Living Area	FRFF Frame first floor	280	32,055
L Living Area	AIR Air conditioning	280	851
P Porches, Patios, Decks	CPAT Concrete patio	144	1,227
P Porches, Patios, Decks	FOFF Frame open first flo	296	18,034

Total additions 114,080

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	16	160	30.00	2006	C	4,800	50	2,400
Utility Shed									
Value at 70%			1,680				Value at 100%		2,400

