

Property at 00003 CAMDEN WAY

Prop ID 6270003

Printed 08-Feb-2024 10:41 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: THOMAS MARK A & CHRISTINE M
 Second name:
 Address: 3 CAMDEN WAY
 City/state: AVON CT Zip: 06001

Location Information

Map: 016 Clerk map:
 Lot: 6270003 Neigh.: BH Zone: R30 Vol: 697 Page: 781

Assessments

Assmt category	Qty	Amount
Resident Land	.27	122,500
Resident Dwelling	1.00	370,810
Resident Outbldg	1.00	840

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 03-Jun-2016
 Sale price: 615,000
 Sale valid:

Values

Mkt value :
 Cost value: 705,929

Summary

Total assessments	494,150
Total exemptions	
Net assessment	494,150

Utilities

Utility	Connecticut
Water	
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.1479
 Mkt/sale :
 Assmt/sale: .8035

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.270	175,000	175,000			175,000	122,500
Primary Site		11,761						

.270 acres

Total land value

175,000

122,500

Residential Dwelling Information

Subject	Code	Description	Condominium																																															
Style	19	Modern Colonial	BUCKINGHAM HERITAGE 02 FARNHAM																																															
Exterior Walls	04	Vinyl Siding	Story Height 2.0																																															
Roof Material	01	Asphalt Shingles																																																
Roof Type	01	Gable	<table><tr><td>Total Rooms</td><td>9</td><td>Garage cars</td><td>2</td></tr><tr><td>Bedrooms</td><td>5</td><td>Unfinished area</td><td></td></tr><tr><td>Family Rooms</td><td>1</td><td>Dormer linear f</td><td></td></tr><tr><td>Full Baths</td><td>4</td><td>Masonry trim sf</td><td></td></tr><tr><td>Half Baths</td><td>1</td><td>Finish bsmt sz</td><td></td></tr><tr><td>Addtn'l fixtures</td><td>3</td><td>Rec Room Size</td><td>1,000</td></tr><tr><td>Whirlpools</td><td>1</td><td>Living area</td><td>3,472</td></tr><tr><td>Saunas</td><td></td><td># Living Units</td><td>1</td></tr><tr><td>M/F stacks</td><td>2</td><td></td><td></td></tr><tr><td>W/B stacks</td><td></td><td></td><td></td></tr><tr><td>W/B openings</td><td></td><td></td><td></td></tr></table>				Total Rooms	9	Garage cars	2	Bedrooms	5	Unfinished area		Family Rooms	1	Dormer linear f		Full Baths	4	Masonry trim sf		Half Baths	1	Finish bsmt sz		Addtn'l fixtures	3	Rec Room Size	1,000	Whirlpools	1	Living area	3,472	Saunas		# Living Units	1	M/F stacks	2			W/B stacks				W/B openings			
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Foundation	01	Poured Concrete																																																
Interior Walls	02	Drywall																																																
Floors	07	Hardwood/Carpet																																																
Heating System	02	Forced Hot Air																																																
Fuel	02	Natural Gas																																																
Attic	01	Fully Finished																																																
Grade	43	B+																																																
Garage	22	Attached 2 car																																																
Area Over Gar.	01	Fully Finished																																																
Basement	04	Full with walk-o																																																
Bsmt Fin Qual	03	Rec Room W/ Air																																																
Air Condition	01	Central Air																																																
Interior Cond	05	Good																																																
Exterior Cond	05	Good	Actual Year Built: 2006																																															

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	979	260,190
Basement	Full with walk			
Heating	Yes	A/C Yes		7,490
Plumbing	4 F/B 1 H/B	3 Add'l fix. 1 Wh/p	Saunas	22,500
Attic	Fully Finished	Attic size: 420		16,705
Additions				152,537
Other Features		M Stks RR		31,061
Sub-Total				490,483
Grade	B+	Factor 1.3500		662,152
CDU		C&D Factor 1.00		662,152
Depreciation		20 %		529,722
		Computed cost value @ 70%		370,805

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	144	3,815
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	FRFF Frame first floor	280	32,055
L Living Area	BSMT Basement addition	280	5,160
L Living Area	AIR Air conditioning	280	851
L Living Area	FRFF Frame first floor	46	5,266
L Living Area	FRUF Frame upper full	46	3,852
L Living Area	AIR Air conditioning	92	280
L Living Area	FRFF Frame first floor	80	9,158
L Living Area	AIR Air conditioning	80	243
L Living Area	FRFF Frame first floor	80	9,158
L Living Area	FRUF Frame upper full	80	6,698
L Living Area	AIR Air conditioning	160	486
P Porches, Patios, Decks	DECK Wood deck	325	8,609
P Porches, Patios, Decks	BPAT Brick/flagstone pati	325	7,411
P Porches, Patios, Decks	FOFF Frame open first flo	45	2,742

Total additions 152,537

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	10	80	30.00	2009	C	2,400	50	1,200
Utility Shed									
Value at 70%			840				Value at 100%		1,200

