

Property at 00006 GOODWIN PLACE

Prop ID 6280006

Printed 08-Feb-2024 10:44 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: SINCLAIR IAN R AND
 Second name: STEPHANIE H
 Address: 6 GOODWIN PLACE
 City/state: AVON CT Zip: 06001

Location Information

Map: 022 Clerk map:
 Lot: 6280006 Neigh.: BH Zone: R30 Vol: 539 Page: 094

Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date: 22-Mar-2006	
Resident Land	.63 122,500			Sale price: 634,509	
Resident Dwelling	1.00 326,370			Sale valid: Y	
				Values	
				Mkt value :	
				Cost value: 641,243	
Summary		Utilities		Sales ratios	
Total assessments	448,870	Water	Connecticut	Cost/sale : 1.0106	
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	448,870	Gas	CNG	Assmt/sale: .7074	

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.630	175,000	175,000		175,000	122,500
Primary Site		27,443					
		.630 acres		Total land value		175,000	122,500

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	3 F/B	1 H/B	3 Add'l fix.	Wh/p	Saunas 15,000
Attic	Fully Finished		Attic size: 330		14,825
Additions					111,782
Other Features	WB Stks		RR		22,413
Sub-Total					431,700
Grade	B+	Factor 1.3500			582,795
CDU		C&D Factor 1.00			582,795
Depreciation		20 %			466,236
		Computed cost value @ 70%			326,365

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	DECK Wood deck	432	11,444
P Porches, Patios, Decks	BPAT Brick/flagstone pati	242	5,519

Total additions 111,782

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		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	01	Fully Finished	Full Baths	3
Grade	43	B+	Half Baths	1
Garage	22	Attached 2 car	Finish bsmt sz	
Area Over Gar.	01	Fully Finished	Addn'l fixtures	3
Basement	04	Full with walk-o	Rec Room Size	625
Bsmt Fin Qual	03	Rec Room W/ Air	Living area	3,050
Air Condition	01	Central Air	Whirlpools	
Interior Cond	05	Good	# Living Units	1
Exterior Cond	05	Good	Actual Year Built: 2006	

