

Property at 00007 NORWOOD WAY

Prop ID 6340007

Printed 08-Feb-2024 10:50 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: NESKIE JAMES L & CHRISTINE J
 Second name:
 Address: 7 NORWOOD WAY
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map: 08 011
 Lot: 6340007 Neigh.: Zone: R40 Vol: 731 Page: 550

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Excess	.13	680
Resident Dwelling	1.00	653,510
Resident Outbldg	1.00	31,570

Exemptions

Exempt Cat	Amount

Last sale

Sale date: 19-Aug-2019
 Sale price: 879,900
 Sale valid:

Values

Mkt value :
 Cost value: 1,179,657

Summary

Total assessments	825,760
Total exemptions	
Net assessment	825,760

Utilities

Utility	Connecticut
Water	
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.3407
 Mkt/sale :
 Assmt/sale: .9385

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	200,000	200,000		200,000	140,000
Primary Site	40,075						
RES	12	.130	7,500	975		975	683
Residual	5,663						
1.050 acres				Total land value		200,975	140,683

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	12
Interior Walls	02	Drywall	Garage cars	3
Floors	01	Hardwood	Bedrooms	5
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	47	A-	Full Baths	5
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	03	Rec Room W/ Air	Addn'l fixtures	5
Air Condition	01	Central Air	Rec Room Size	1,600
Interior Cond	05	Good	Living area	5,334
Exterior Cond	05	Good	Whirlpools	
			# Living Units	1
			M/F stacks	2
			W/B stacks	
			W/B openings	
			Actual Year Built: 2015	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	Value
Basement	Full		1,833	426,970
Heating	Yes	A/C Yes		12,190
Plumbing	5 F/B	1 H/B 5 Add'l fix.	Wh/p	26,000
Attic	None	Attic size:		
Additions				204,130
Other Features		M Stks RR		46,098

Sub-Total		715,388
Grade	A-	Factor 1.4500
CDU	C&D Factor 1.00	1,037,313
Depreciation	10 %	933,582
	Computed cost value @ 70%	653,507

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	736	32,974
G Garages	FSF Full-story fin o/gar	600	40,190
L Living Area	AIR Air conditioning	600	1,824
L Living Area	BSMT Basement addition	196	3,612
L Living Area	FRFF Frame first floor	196	22,438
L Living Area	AIR Air conditioning	196	596
L Living Area	BSMT Basement addition	316	5,823
L Living Area	FRFF Frame first floor	316	36,176
L Living Area	AIR Air conditioning	316	961
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437
L Living Area	BSMT Basement addition	420	7,740
L Living Area	FRFF Frame first floor	420	48,082
L Living Area	AIR Air conditioning	420	1,277

Total additions 204,130

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	18	36	648	110.5	2015	B	90,262	50	45,100
Value at 70%		31,570	Value at 100%		45,100				

Scale: 1" = 9.65 feet