

Property at 00034 CANDLEWOOD LANE

Prop ID 1650034

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Administrative Information

Owner name: NEWMAN BRADFORD A &
 Second name: PAMELA A
 Address: 34 CANDLEWOOD LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 1650034 Neigh.: Zone: R40 Vol: 229 Page: 289

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 27-Nov-1989
Resident Land	.92	105,000			Sale price: 335,000
Resident Dwelling	1.00	179,980			Sale valid:
Resident Outbldg	1.00	1,510			Values
Resident Excess	.30	1,580			Mkt value :
					Cost value: 411,530
Summary		Utilities		Sales ratios	
Total assessments		288,070	Water Avon	Cost/sale :	1.2284
Total exemptions			Sewer Septic	Mkt/sale :	
Net assessment		288,070	Gas None	Assmt/sale:	.8599

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	150,000			150,000	105,000
Primary Site		40,075					
RES	12	.300	7,500			2,250	1,580
Residual		13,068					
1.2200 acres				Total land value		152,250	106,580

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	4
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	37	B-	Full Baths	2
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	2
Air Condition	99	None	Rec Room Size	
Interior Cond	05	Good	Living area	2,212
Exterior Cond	05	Good	Whirlpools	
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	3
Actual Year Built: 1963				

Building Valuation Summary

		Area			
Dwelling	Frame	1 story w/bsmt	1,846	203,840	
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	H/B 2 Add'l fix.	Wh/p	Saunas	4,600
Attic	None	Attic size:			
Additions					93,500
Other Features	WB Stks	Unfin	3,500		12,000
Sub-Total					313,940
Grade	B-	Factor 1.1700			367,310
CDU		C&D Factor 1.00			367,310
Depreciation		30 %			257,120
Computed cost value @ 70%					179,980

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	470	15,500
P Porches, Patios, Decks	FEFF Frame enclosed first	283	19,000
P Porches, Patios, Decks	BPAT Brick/flagstone pati	270	4,300
P Porches, Patios, Decks	FEFF Frame enclosed first	342	23,000
L Living Area	FRFF Frame first floor	360	29,100
P Porches, Patios, Decks	DECK Wood deck	84	1,600
P Porches, Patios, Decks	FOFF Frame open first flo	15	600
L Living Area	OVER Frame Overhang	6	400
Total additions			93,500

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	18	216	20.00		C	4,320	50	2,160
Utility Shed									
Value at 70%			1,510	Value at 100%			2,160		

