

Property at 00012 FERNWOOD ROAD

Prop ID 2250012

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Administrative Information

Owner name: WALLACK JOANNE M
 Second name:
 Address: 12 FERNWOOD ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 005 Clerk map:
 Lot: 2250012 Neigh.: LV Zone: R15 Vol: 42 Page: 578

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date:	
Resident Land	.28	56,000			Sale price:	
Resident Dwelling	1.00	79,480			Sale valid:	
Resident Outbldg	1.00	700			Values	
					Mkt value :	
					Cost value:	194,540
Summary			Utilities		Sales ratios	
Total assessments		136,180	Water	Avon	Cost/sale :	
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		136,180	Gas		Assmt/sale:	

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.280	80,000	80,000			80,000	56,000
Primary Site		12,197						
		.280 acres		Total land value			80,000	56,000

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	5
Interior Walls	01	Plaster	Garage cars	2
Floors	01	Hardwood	Bedrooms	3
Heating System	01	Hot Water	Family Rooms	
Fuel	01	Oil	Full Baths	1
Attic	03	Partially finish	Half Baths	
Grade	30	C	Addtn'l fixtures	
Garage	22	Attached 2 car	Whirlpools	
Area Over Gar.	99	None	Saunas	
Basement	01	Full	# Living Units	
Bsmt Fin Qual	02	Rec Room w/o air	M/F stacks	
Air Condition	99	None	W/B stacks	1
Interior Cond	05	Good	W/B openings	1
Exterior Cond	05	Good	Actual Year Built: 1956	

Building Valuation Summary

			Area	
Dwelling	Frame	1 story w/bsmt	816	114,820
Basement	Full			
Heating	Yes	A/C No		
Plumbing	1 F/B	H/B Add'l fix.	Wh/p Saunas	
Attic	Partially finished		Attic size: 816	14,504
Additions				35,700
Other Features	WB Stks	Unfin	3,500	9,660
Sub-Total				174,684
Grade	C	Factor 1.0000		174,680
CDU		C&D Factor 1.00		174,680
Depreciation		35 %		113,540
Computed cost value @ 70%				79,480

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	45	1,900
P Porches, Patios, Decks	FEFF Frame enclosed first	171	11,500
G Garages	FR Attached frame LE 65	576	18,400
P Porches, Patios, Decks	DECK Wood deck	208	3,900
Total additions			35,700

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS2 Metal	10	10	100	20.00		C	2,000	50	1,000
Utility Shed									
Value at 70%			700				Value at 100%		1,000

