

Property at 00005 HIGHWOOD DRIVE

Prop ID 2730005

Printed 20-Feb-2010 1:45 AM Design and Layout (C) Right/Angles

Administrative Information	
Owner name:	FANTUS JAMES
Second name:	
Address:	5 HIGHWOOD DRIVE
City/state:	AVON CT
Zip:	06001

Building Valuation Summary

		Area	
Dwelling	Frame 2 story w/bsmt	988	192,450
Basement	Full		
Heating	Yes A/C Yes		5,830
Plumbing	2 F/B 1 H/B 1 Add'l fix. 1 Wh/p Saunas		9,000
Attic	None Attic size:		
Additions			61,200
Other Features	WB Stks Unfin 3,500		5,000
Sub-Total			273,480
Grade	B Factor 1.2600		344,590
CDU	C&D Factor 1.00		344,590
Depreciation	30 %		241,210
Computed cost value @ 70%			168,850

Location Information					
Map: 018	Clerk map:				
Lot: 2730005	Neigh.:	Zone: R40	Vol: 595 Page: 929		
Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 04-Sep-2009
Resident Land	.92	105,000			Sale price: 431,000
Resident Dwelling	1.00	168,850			Sale valid:
			Values		
			Mkt value :		
			Cost value: 391,210		
Summary		Utilities		Sales ratios	
Total assessments	273,850	Water	Avon	Cost/sale :	.9077
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	273,850	Gas	None	Assmt/sale:	.6354

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	121	9,800
P Porches, Patios, Decks	BPAT Brick/flagstone pati	306	4,900
G Garages	FR Attached frame LE 65	552	17,800
L Living Area	FRFF Frame first floor	165	13,300
L Living Area	BSMT Basement addition	165	2,100
P Porches, Patios, Decks	FOFF Frame open first flo	96	4,100
L Living Area	FRFF Frame first floor	78	6,300
L Living Area	BSMT Basement addition	78	1,000
L Living Area	OVER Frame Overhang	16	1,000
L Living Area	AIR Air conditioning	121	300
L Living Area	AIR Air conditioning	165	400
L Living Area	AIR Air conditioning	78	200
Total additions			61,200

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						
			.9200 acres	Total land value			150,000	105,000

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	3
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	40	B	Full Baths	2
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	1
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	2,356
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	1
Actual Year Built: 1967				

