

Property at 00023 OLD WOOD ROAD

Prop ID 3420023

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Administrative Information

Owner name: GOLDBERG SANDRA A AND  
 Second name: FILHO WAGNER T  
 Address: 23 OLD WOOD ROAD  
 City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map:  
 Lot: 3420023 Neigh.: Zone: R40 Vol: 710 Page: 972

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 26-Jun-2017
Resident Land	.92	105,000			Sale price: 440,000
Resident Dwelling	1.00	206,640			Sale valid:
Resident Outbldg	1.00	1,120			Values
				Mkt value :	
				Cost value:	446,800
Summary		Utilities		Sales ratios	
Total assessments	312,760	Water	Well	Cost/sale :	1.0155
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	312,760	Gas	None	Assmt/sale:	.7108

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	150,000	150,000		150,000	105,000
Primary Site		40,075					
		.920 acres		Total land value		150,000	105,000

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	09	Dutch Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	03	Gambrell		
Foundation	01	Poured Concrete	Total Rooms	9
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	8
Grade	43	B+	Full Baths	2
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	04	Loft	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	Living area	2,877
Exterior Cond	05	Good	Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	3
Actual Year Built: 1968				

Building Valuation Summary

		Area		Value	
Dwelling	Frame	2 story w/bsmt	1,188	229,010	
Basement	Full				
Heating	Yes	A/C Yes		6,940	
Plumbing	2 F/B	1 H/B 1 Add'l fix.	Wh/p	Saunas	6,500
Attic	None	Attic size:			
Additions				81,968	
Other Features	WB Stks			12,000	
Sub-Total				336,418	
Grade	B+	Factor 1.3500		454,164	
CDU		C&D Factor 1.00		454,164	
Depreciation		35 %		295,207	
Computed cost value @ 70%				206,645	

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	672	22,301
L Living Area	UATT Unfinished attic	170	2,204
P Porches, Patios, Decks	FOFF Frame open first flo	75	3,385
P Porches, Patios, Decks	BPAT Brick/flagstone pati	348	5,878
L Living Area	FRFF Frame first floor	345	29,256
L Living Area	FRUH Frame upper half	345	13,068
L Living Area	BSMT Basement addition	345	4,709
L Living Area	AIR Air conditioning	518	1,167
Total additions			81,968

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	16	160	20.00	2018	C	3,200	50	1,600
Utility Shed									
Value at 70%		1,120		Value at 100%		1,600			

