

Property at 00031 OLD WOOD ROAD

Prop ID 3420031

Printed 20-Feb-2010 4:29 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: DUNN ROBERT G III
 Second name:
 Address: 31 OLD WOOD ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map:
 Lot: 3420031 Neigh.: Zone: R40 Vol: 588 Page: 618

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 30-Apr-2009
Resident Land	.92	122,500			Sale price: 661,000
Resident Dwelling	1.00	374,390			Sale valid:

Summary		Utilities		Sales ratios	
Total assessments	496,890	Water	Avon	Cost/sale :	1.0739
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	496,890	Gas	None	Assmt/sale:	.7517

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	175,000			175,000	122,500
Primary Site		40,075					
		.9200 acres		Total land value		175,000	122,500

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	10
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpeti	Bedrooms	5
Heating System	07	Hydro Air	Family Rooms	1
Fuel	02	Natural Gas	Full Baths	4
Attic	99	None	Half Baths	2
Grade	47	A-	Addtn'l fixtures	1
Garage	23	Attached 3 car	Whirlpools	1
Area Over Gar.	05	Half Story Finis	Saunas	4,755
Basement	01	Full	# Living Units	
Bsmt Fin Qual	01	Unfinished	M/F stacks	
Air Condition	01	Central Air	W/B stacks	3
Interior Cond	05	Good	W/B openings	4
Exterior Cond	05	Good	Actual Year Built: 1988	

Building Valuation Summary

		Area			
Dwelling	Frame	2 story w/bsmt	1,762	291,730	
Basement	Full				
Heating	Yes	A/C Yes		8,840	
Plumbing	4 F/B	2 H/B	1 Add'l fix.	1 Wh/p	Saunas
Attic	None				18,600
Additions					124,900
Other Features		WB Stks	Unfin	3,500	17,000
Sub-Total					461,070
Grade	A-	Factor	1.4500		668,550
CDU		C&D Factor	1.00		668,550
Depreciation			20 %		534,840
				Computed cost value @ 70%	374,390

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	884	27,900
G Garages	HSF Half-story fin o/gar	465	13,400
L Living Area	AIR Air conditioning	465	1,000
L Living Area	FRFF Frame first floor	766	61,900
L Living Area	AIR Air conditioning	766	1,600
P Porches, Patios, Decks	DECK Wood deck	436	8,100
P Porches, Patios, Decks	FOFF Frame open first flo	255	11,000
Total additions			124,900

