

Property at 00060 OLD WOOD ROAD

Prop ID 3420060

Printed 20-Feb-2010 4:30 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MOORE KRISTINE M
 Second name:
 Address: 60 OLD WOOD ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map:
 Lot: 3420060 Neigh.: Zone: R40 Vol: 595 Page: 502

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date:	31-Aug-2009
Resident Land	.92	122,500			Sale price:	538,000
Resident Dwelling	1.00	241,320			Sale valid:	
					Values	
					Mkt value :	
					Cost value:	519,740
Summary			Utilities		Sales ratios	
Total assessments		363,820	Water	Well	Cost/sale :	.9661
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		363,820	Gas	None	Assmt/sale:	.6762

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

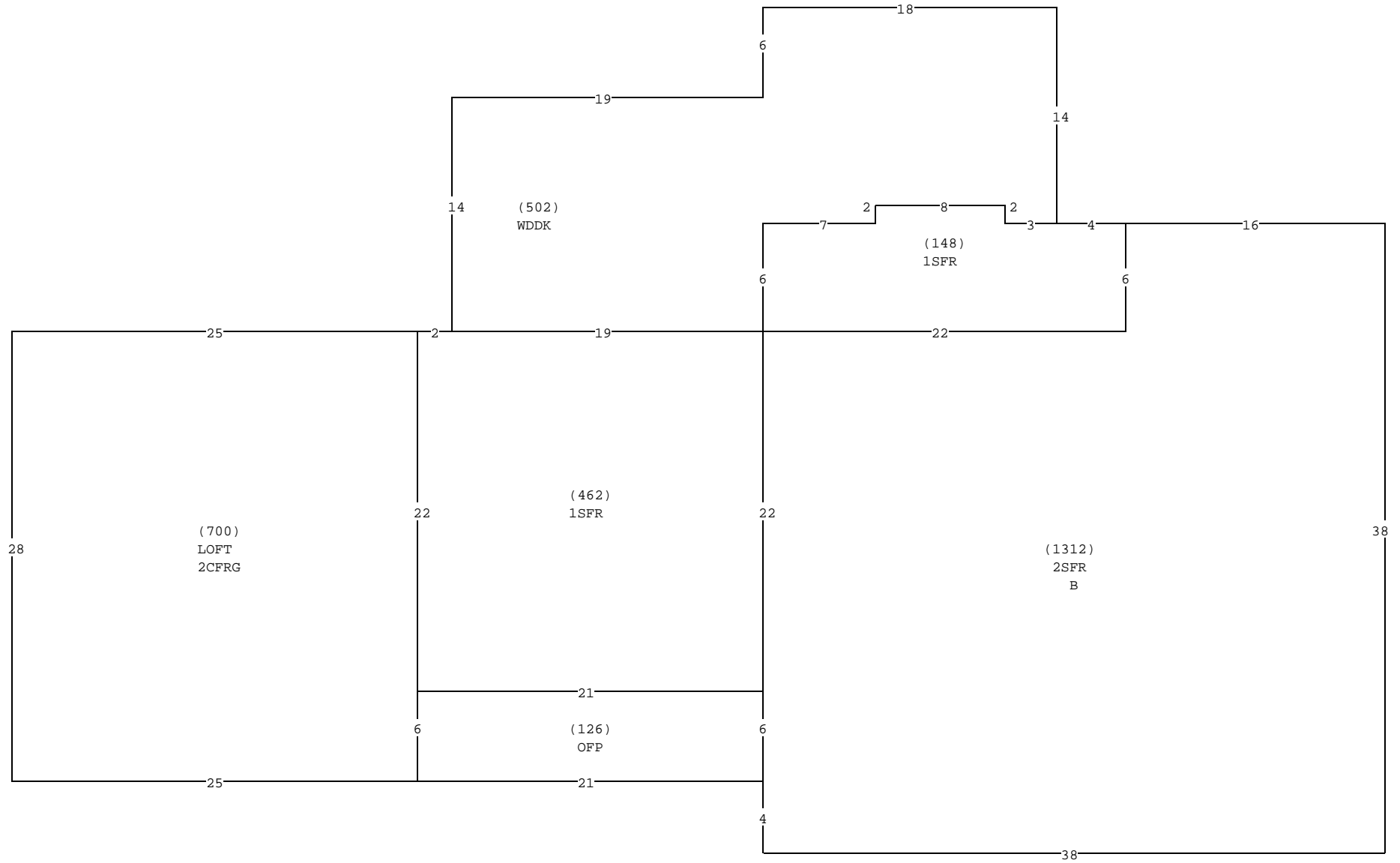
Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	3
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	3
Garage	22	Attached 2 car	Masonry trim sf	1,096
Area Over Gar.	04	Loft	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	3,234
Exterior Cond	05	Good	Whirlpools	1
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
Actual Year Built: 1967				

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	1,312	234,010
Basement	Full			
Heating	Yes	A/C Yes		7,090
Plumbing	3 F/B	1 H/B	2 Add'l fix.	1 Wh/p
Attic	None			Saunas
Additions				13,100
Other Features	Mason Trim WB Stks			87,500
			Unfin 3,500	23,100
Sub-Total				364,800
Grade	B+	Factor 1.3500		492,480
CDU		C&D Factor 1.00		492,480
Depreciation		30 %		344,740
Computed cost value @ 70%				241,320

Building additions

Category	Type		Area	Value
P Porches, Patios, Decks	DECK	Wood deck	502	9,400
L Living Area	FRFF	Frame first floor	148	12,000
L Living Area	AIR	Air conditioning	148	300
P Porches, Patios, Decks	FOFF	Frame open first flo	126	5,400
L Living Area	FRFF	Frame first floor	462	37,300
L Living Area	AIR	Air conditioning	462	1,000
G Garages	FRL	Attached frame GT 65	700	22,100
Total additions				87,500



Notes: SEE ALSO QC VOL 588 PG 846 5-1-09 REVISED PROPERTY LINE W/68 OLD WOOD