

Property at 00022 NEWCASTLE DRIVE

Prop ID 4840022

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Administrative Information
 Owner name: SACCOCCIO WOODROW AND
 Second name: MARY
 Address: 22 NEWCASTLE DRIVE
 City/state: AVON CT Zip: 06001

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,524	261,200
Basement	Full with walk				
Heating	Yes	A/C	Yes		7,920
Plumbing	2 F/B	1 H/B	3 Add'l fix.	1 Wh/p	Saunas 10,000
Attic	None			Attic size:	
Additions					76,100
Other Features	WB Stks		Unfin	3,500	7,000
Sub-Total					362,220
Grade	A-	Factor	1.4500		525,220
CDU		C&D Factor	1.00		525,220
Depreciation			10 %		472,700
			Computed cost value @ 70%		330,890

Location Information			
Map: 004	Clerk map:		
Lot: 4840022	Neigh.:	Zone: R40	Vol: 341 Page: 212
Assessments		Exemptions	
Assmt category	Qty	Amount	Exempt Cat
Resident Land	.92	175,000	
Resident Dwelling	1.00	330,890	
Summary		Utilities	
Total assessments	505,890	Water	Collinsville
Total exemptions		Sewer	Public sewer
Net assessment	505,890	Gas	CNG
		Sales ratios	
		Cost/sale :	5.0188
		Mkt/sale :	
		Assmt/sale:	3.5131

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	768	24,300
G Garages	FSF Full-story fin o/gar	648	30,600
L Living Area	AIR Air conditioning	648	1,400
L Living Area	BSMT Basement addition	135	1,800
L Living Area	FRFF Frame first floor	135	10,900
L Living Area	AIR Air conditioning	135	300
L Living Area	BSMT Basement addition	70	900
L Living Area	FRFF Frame first floor	70	5,700
L Living Area	AIR Air conditioning	70	200
Total additions			76,100

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	250,000		1	250,000	175,000
Primary Site		40,075					
		.9200 acres		Total land value		250,000	175,000

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	3
Floors	01	Hardwood	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	47	A-	Full Baths	2
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	3,901
Exterior Cond	05	Good	Whirlpools	1
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	2
Actual Year Built: 1999				

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