

Property at 00006 THORNWOOD LANE

Prop ID 4970006

Printed 20-Feb-2010 8:48 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: ERARDI SCOTT M
 Second name:
 Address: 6 THORNWOOD LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 4970006 Neigh.: Zone: R30 Vol: 555 Page: 503

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 20-Feb-2007	
Resident Land	.69	115,500			Sale price: 525,000	
Resident Dwelling	1.00	217,040			Sale valid: Y	
					Values	
					Mkt value :	
					Cost value:	475,060
Summary			Utilities		Sales ratios	
Total assessments		332,540	Water	Unionville	Cost/sale :	.9049
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		332,540	Gas	CNG	Assmt/sale:	.6334

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.690	165,000			165,000	115,500
Primary Site		30,056					
				.6900 acres	Total land value	165,000	115,500

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	07	Hardwood/Carpeti	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	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.	01	Fully Finished	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	750
Interior Cond	05	Good	Living area	2,380
Exterior Cond	05	Good	Whirlpools	1
			Saunas	
			# Living Units	
			M/F stacks	1
			W/B stacks	
			W/B openings	
Actual Year Built: 1997				

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	1,118
Basement	Full		209,120
Heating	Yes	A/C Yes	6,340
Plumbing	2 F/B	1 H/B 2 Add'l fix.	1 Wh/p Saunas
Attic	None	Attic size:	9,500
Additions			32,200
Other Features		M Stks Unfin	3,500
			16,260
Sub-Total			273,420
Grade	B	Factor 1.2600	344,510
CDU		C&D Factor 1.00	344,510
Depreciation		10 %	310,060
			Computed cost value @ 70%
			217,040

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	24	1,600
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L Living Area	AIR Air conditioning	48	100
P Porches, Patios, Decks	FOFF Frame open first flo	120	5,200
G Garages	FR Attached frame LE 65	584	18,700
G Garages	FSF Full-story fin o/gar	80	3,800
L Living Area	AIR Air conditioning	80	200
L Living Area	OVER Frame Overhang	16	1,000
Total additions			32,200

