

Card 01 of 01 card

Town of Avon Residential Property Card

Property at 00761 NEW ROAD

Prop ID 3280761

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Administrative Information

Owner name: SORENSEN JOSEPH AND  
Second name: SORENSEN LAURA LORENZO  
Address: 761 NEW ROAD  
City/state: AVON CT Zip: 06001

Location Information

Map: 028 Clerk map:  
Lot: 3280761 Neigh.: Zone: R30 Vol: 788 Page: 1105

Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .92  | 87,500  |
| Resident Dwelling | 1.00 | 159,810 |
| Resident Outbldg  | 2.00 | 19,530  |

Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

Last sale

Sale date: 17-Oct-2023  
Sale price: 410,000  
Sale valid:

Values

Mkt value :  
Cost value: 386,300

Summary

Total assessments 270,410  
Total exemptions  
Net assessment 270,410

Utilities

| Water | Connecticut |
|-------|-------------|
| Sewer | Septic      |
| Gas   | None        |

Sales ratios

Cost/sale : .9422  
Mkt/sale :  
Assmt/sale: .6595

Land Information

| Type         | Use | Acres/SqFt | Rate    | Total            | Infl | Fact | Value   | 70% Value |
|--------------|-----|------------|---------|------------------|------|------|---------|-----------|
| PRIM         | 11  | .920       | 125,000 | 125,000          |      |      | 125,000 | 87,500    |
| Primary Site |     | 40,075     |         |                  |      |      |         |           |
| RES          | 12  | .680       | 7,500   | 5,100            |      |      | 5,100   | 3,570     |
| Residual     |     | 29,621     |         |                  |      |      |         |           |
| 1.600 acres  |     |            |         | Total land value |      |      | 130,100 | 91,070    |

Residential Dwelling Information

| Subject        | Code | Description     | Condominium             |   |
|----------------|------|-----------------|-------------------------|---|
| Style          | 17   | Old style       |                         |   |
| Exterior Walls | 01   | Clapboards      |                         |   |
| Roof Material  | 04   | Rolled          | Story Height 2.0        |   |
| Roof Type      | 02   | Hip             |                         |   |
| Foundation     | 01   | Poured Concrete | Total Rooms             | 8 |
| Interior Walls | 01   | Plaster         | Bedrooms                | 4 |
| Floors         | 01   | Hardwood        | Family Rooms            |   |
| Heating System | 01   | Hot Water       | Full Baths              | 1 |
| Fuel           | 01   | Oil             | Half Baths              | 1 |
| Attic          | 99   | None            | Addtn'l fixtures        | 1 |
| Grade          | 37   | B-              | Whirlpools              |   |
| Garage         | 32   | Detached 2 car  | Saunas                  |   |
| Area Over Gar. | 99   | None            | M/F stacks              |   |
| Basement       | 01   | Full            | W/B stacks              | 1 |
| Bsmt Fin Qual  | 01   | Unfinished      | W/B openings            | 1 |
| Air Condition  | 99   | None            |                         |   |
| Interior Cond  | 05   | Good            |                         |   |
| Exterior Cond  | 05   | Good            | Actual Year Built: 1915 |   |

Building Valuation Summary

| Dwelling                  | Frame | 2 story w/bsmt     | Area |              |
|---------------------------|-------|--------------------|------|--------------|
| Basement                  | Full  |                    | 960  | 256,480      |
| Heating                   | Yes   | A/C No             |      |              |
| Plumbing                  | 1 F/B | 1 H/B 1 Add'l fix. | Wh/p | Saunas 4,000 |
| Attic                     | None  | Attic size:        |      |              |
| Additions                 |       |                    |      | 32,970       |
| Other Features            |       | WB Stks            |      | 6,750        |
| Sub-Total                 |       |                    |      | 300,200      |
| Grade                     | B-    | Factor 1.1700      |      | 351,234      |
| CDU                       |       | C&D Factor 1.00    |      | 351,234      |
| Depreciation              |       | 35 %               |      | 228,302      |
| Computed cost value @ 70% |       |                    |      | 159,811      |

Building additions

| Category        | Type                   | Area | Value  |
|-----------------|------------------------|------|--------|
| L Living Area   | FRFF Frame first floor | 200  | 22,896 |
| L Living Area   | FRFF Frame first floor | 88   | 10,074 |
| Total additions |                        |      | 32,970 |

Outbuilding Information

| Description              | Wid | Len    | Area | Rate          | Year | Cnd    | RCN    | Depr | Value  |
|--------------------------|-----|--------|------|---------------|------|--------|--------|------|--------|
| RG1 Frame or Con         | 20  | 20     | 400  | 55.95         |      | C      | 22,380 | 50   | 11,200 |
| RP1 Pool w/ Plastic Linr | 16  | 36     | 576  | 58.15         | 2024 | C      | 33,494 | 50   | 16,700 |
| Value at 70%             |     | 19,530 |      | Value at 100% |      | 27,900 |        |      |        |

