

Property at 00070 ROSEWOOD ROAD

Prop ID 3780070

Printed 18-Oct-2024 12:58 PM Design and Layout (C) Right/Angles

-Administrative Information-

Owner name: CUNNINGHAM MICHAEL R AND
Second name: PAULA M TTEES
Address: 70 ROSEWOOD ROAD
City/state: AVON CT Zip: 06001

-Location Information-

Map: 002 Clerk map:
Lot: 3780070 Neigh.: Zone: R40 Vol: 796 Page: 770

Assessments

Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 19-Jun-2023
Resident Land	.86	105,000				Sale price: 530,000
Resident Dwelling	1.00	196,370				Sale valid:
Resident Outbldg	1.00	1,470				Values

-Exemptions-

Exempt	Cat	Amount
		Sale date: 19-Jun-2023
		Sale price: 530,000
		Sale valid:
		Values
		Mkt value :
		Cost value: 432,629

Summary

Total assessments	302,840	Water	Connecticut	Cost/sale :	.8163
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	302,840	Gas	CNG	Assmt/sale:	.5714

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.860	150,000	150,000		150,000	105,000
Primary Site		37,462					

.860 acres	Total land value	150,000	1
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Residential Dwelling Information

Subject	Code	Description	Condominium			
Style	01	Ranch				
Exterior Walls	02	Wood Shingles				
Roof Material	01	Asphalt Shingles	Story Height 1.0			
Roof Type	01	Gable				
Foundation	01	Poured Concrete	Total Rooms	6	Garage cars	2
Interior Walls	02	Drywall	Bedrooms	3	Unfinished area	
Floors	01	Hardwood	Family Rooms	1	Dormer linear f	
Heating System	02	Forced Hot Air	Full Baths	2	Masonry trim sf	
Fuel	02	Natural Gas	Half Baths		Finish bsmt sz	
Attic	99	None	Addtn'l fixtures		Rec Room Size	
Grade	33	C+	Whirlpools		Living area	1,624
Garage	22	Attached 2 car	Saunas		# Living Units	
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	01	Central Air				
Interior Cond	06	Very Good				
Exterior Cond	06	Very Good	Actual Year Built: 1965			

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt			Area 1,624	260,210
Basement	Full					
Heating	Yes	A/C	Yes			7,440
Plumbing	2 F/B	H/B	Add'l fix.	Wh/p	Saunas	5,000
Attic	None	Attic size:				
Additions						45,286
Other Features	WB Stks					6,750

Sub-Total			324,686
Grade C+	Factor	1.0800	350,661
CDU	C&D Factor	1.00	350,661
Depreciation		20 %	280,529
		Computed cost value @ 70%	196,370

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	F0FF Frame open first flo	160	9,748
G Garages	FR Attached frame LE 65	484	21,597
P Porches, Patios, Decks	F0FF Frame open first flo	133	8,103
P Porches, Patios, Decks	BPAT Brick/flagstone pati	256	5,838

Total additions	45,286
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Outbuilding Information

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