

Property at 00073 ROSEWOOD ROAD

Prop ID 3780073

Printed 07-Feb-2024 12:48 PM Design and Layout (C) Right/Angles

Administrative Information
 Owner name: JOHNSTON MICHAEL HOLMES &
 Second name: WADDINGTON LYNDSEY ANN
 Address: 73 ROSEWOOD ROAD
 City/state: AVON CT Zip: 06001

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area 1,056	239,990
Basement	Full			
Heating	Yes	A/C Yes		6,900
Plumbing	3 F/B	1 H/B Add'l fix.	Wh/p Saunas	13,500
Attic	None		Attic size:	
Additions				118,677
Other Features		WB Stks		9,250
Sub-Total				388,317
Grade	C+	Factor 1.0800		419,382
CDU		C&D Factor 1.00		419,382
Depreciation		20 %		335,506
Computed cost value @ 70%				234,854

Location Information			
Map: 002	Clerk map:		
Lot: 3780073	Neigh.:	Zone: R40	Vol: 779 Page: 470
Assessments		Exemptions	
Assmt category	Qty	Amount	Exempt Cat
Resident Land	.89	105,000	
Resident Dwelling	1.00	234,850	
Resident Outbldg	1.00	1,470	
Summary		Utilities	
Total assessments	341,320	Water	Connecticut
Total exemptions		Sewer	Public sewer
Net assessment	341,320	Gas	None
		Values	
		Sale date: 26-Sep-2022	
		Sale price: 616,000	
		Sale valid:	
		Mkt value :	
		Cost value: 487,600	
		Sales ratios	
		Cost/sale : .7916	
		Mkt/sale :	
		Assmt/sale: .5541	

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	348	39,839
L Living Area	AIR Air conditioning	348	1,058
L Living Area	FRFF Frame first floor	382	43,732
L Living Area	AIR Air conditioning	382	1,161
L Living Area	FRUF Frame upper full	140	11,722
L Living Area	AIR Air conditioning	140	426
G Garages	FR Attached frame LE 65	462	20,739

Total additions 118,677

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	14	140	30.00		C	4,200	50	2,100
Utility Shed									
Value at 70%		1,470		Value at 100%		2,100			

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.890	150,000	150,000			150,000	105,000
Primary Site		38,768						
		.890 acres		Total land value			150,000	105,000

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	4
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	40
Grade	33	C+	Full Baths	3
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	06	Very Good	Whirlpools	
Exterior Cond	06	Very Good	Living area	2,718
			Saunas	
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	2
Actual Year Built: 1963				

