

Property at 00022 NEW ROAD

Prop ID 3280022

Printed 03-Feb-2026 3:05 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: SEYMOUR MATTHEW & JULIA K
 Second name:
 Address: 22 NEW ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map:
 Lot: 3280022 Neigh.: Zone: R15 Vol: 753 Page: 189

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 21-Jan-2021
Resident Land	.92	65,630	LBA	Volfire	62,500	Sale price: 575,000
Resident Dwelling	1.00	371,270				Sale valid:
					Values	
Resident Excess	1.41	7,400				Mkt value :
						Cost value: 634,714
Summary			Utilities		Sales ratios	
Total assessments		444,300	Water	Connecticut	Cost/sale :	1.1039
Total exemptions		62,500	Sewer	Public sewer	Mkt/sale :	
Net assessment		381,800	Gas	None	Assmt/sale:	.7727

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	125,000	125,000	T0	.25	93,750	65,625
Primary Site		40,075	Topography					
RES	12	1.410	7,500	10,575			10,575	7,403
Residual		61,420						
2.330 acres				Total land value		104,325	73,028	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt			Area	1,311	325,030
Basement	Full with walk						
Heating	Yes	A/C Yes					9,310
Plumbing	3 F/B	2 H/B	3 Add'l fix.	1 Wh/p	Saunas		21,000
Attic	None	Attic size:					
Additions							111,459
Other Features	WB Stks		RR		24,293		
Sub-Total							491,092
Grade	B+	Factor 1.3500			662,974		
CDU		C&D Factor 1.00			662,974		
Depreciation		20 %			530,379		
Computed cost value @ 70%						371,265	

Building additions

Category	Type	Area	Value
L Living Area	BSMT Basement addition	936	17,249
L Living Area	FRFF Frame first floor	648	74,184
L Living Area	AIR Air conditioning	648	1,970
P Porches, Patios, Decks	DECK Wood deck	144	3,815
P Porches, Patios, Decks	FOFF Frame open first flo	82	4,996
L Living Area	BSMT Basement addition	68	1,253
L Living Area	FRFF Frame first floor	68	7,785
L Living Area	AIR Air conditioning	68	207

Total additions 111,459

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	04	Vinyl Siding		
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	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	3
Garage	03	Built-in 3 car	Half Baths	2
Area Over Gar.	01	Fully Finished	Finish bsmt sz	
Basement	04	Full with walk-o	Addtn'l fixtures	3
Bsmt Fin Qual	03	Rec Room W/ Air	Rec Room Size	700
Air Condition	01	Central Air	Whirlpools	1
Interior Cond	05	Good	Saunas	
Exterior Cond	05	Good	# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	1
Actual Year Built: 2005				

