

Property at 00030 NEW ROAD

Prop ID 3280030

Printed 07-Feb-2024 9:07 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: THOMSON THAO L AND
Second name: GREEN TODD J
Address: 30 NEW ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map:
Lot: 3280030 Neigh.: Zone: R15 Vol: 478 Page: 1169

Assessments

Assmt category	Qty	Amount
Resident Land	.92	87,500
Resident Dwelling	1.00	128,390
Resident Outbldg	2.00	12,530

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 03-Sep-2003
Sale price: 254,000
Sale valid: Y

Values

Mkt value :
Cost value: 330,514

Summary

Total assessments	231,360
Total exemptions	
Net assessment	231,360

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.3012
Mkt/sale :
Assmt/sale: .9109

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	.560	7,500	4,200			4,200	2,940
Residual	24,394							

1.480 acres

Total land value

129,200

90,440

Residential Dwelling Information

Subject Code Description

Condominium

Style	17	Old style		
Exterior Walls	08	Asbestos Shingle		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	01	Plaster		
Floors	01	Hardwood		
Heating System	01	Hot Water		
Fuel	01	Oil		
Attic	99	None		
Grade	30	C		
Garage	21	Attached 1 car		
Area Over Gar.	99	None		
Basement	01	Full		
Bsmt Fin Qual	01	Unfinished		
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Total Rooms	7	Garage cars	1
Bedrooms	3	Unfinished area	
Family Rooms	1	Dormer linear f	
Full Baths	1	Masonry trim sf	
Half Baths		Finish bsmt sz	
Addtn'l fixtures		Rec Room Size	
Whirlpools		Living area	1,811
Saunas		# Living Units	
M/F stacks			
W/B stacks			
W/B openings			

Actual Year Built: 1906

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	432	153,370
Basement	Full			
Heating	Yes	A/C No		
Plumbing	1 F/B	H/B Add'l fix.	Wh/p	Saunas
Attic	None	Attic size:		
Additions				128,809
Other Features				

Sub-Total		282,179
Grade	C	Factor 1.0000
CDU	C&D Factor 1.00	282,179
Depreciation	35 %	183,416
	Computed cost value @ 70%	128,391

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	72	1,907
P Porches, Patios, Decks	FOFF Frame open first flo	216	13,160
L Living Area	FRFF Frame first floor	102	11,677
L Living Area	FRUF Frame upper full	102	8,540
L Living Area	FRUF Frame upper full	168	14,067
L Living Area	OVER Frame Overhang	12	1,099
L Living Area	FRFF Frame first floor	180	20,607
L Living Area	FRUF Frame upper full	180	15,071
P Porches, Patios, Decks	FEFF Frame enclosed first	48	4,577
L Living Area	FRFF Frame first floor	128	14,654
L Living Area	FRFF Frame first floor	75	8,586
L Living Area	BSMT Basement addition	75	1,382
G Garages	FR Attached frame LE 65	276	13,482

Total additions 128,809

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	12	20	240	55.95		B	16,919	50	8,500
Block Detach Garage									
RS1 Frame	10	34	340	30.00		AA	18,870	50	9,400
Utility Shed									

Value at 70% 12,530 Value at 100% 17,900

