

Property at 00045 NEW ROAD

Prop ID 3280045

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Administrative Information

Owner name: CAMERON THOMAS B & DIANE F
 Second name:
 Address: 45 NEW ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map:
 Lot: 3280045 Neigh.: Zone: R15 Vol: 579 Page: 584

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 20-Aug-2008
Resident Land	.92	87,500				Sale price: 349,900
Resident Outbldg	1.00	10,360				Sale valid:
Resident Dwelling	1.00	147,960				Values
Resident Excess	1.07	5,600				Mkt value :
						Cost value: 359,171
Summary			Utilities		Sales ratios	
Total assessments	251,420		Water	Connecticut	Cost/sale :	1.0265
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	251,420		Gas	None	Assmt/sale:	.7185

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	1.067	7,500	8,003		8,003	5,602
Residual		46,479					
1.987 acres				Total land value		133,003	93,102

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	5
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	
Heating System	08	Geothermal	Family Rooms	
Fuel	07	Propane Gas	Full Baths	2
Attic	99	None	Half Baths	1
Grade	33	C+	Addtn'l fixtures	
Garage	32	Detached 2 car	Whirlpools	
Area Over Gar.	99	None	Saunas	
Basement	01	Full	M/F stacks	1
Bsmt Fin Qual	01	Unfinished	W/B stacks	
Air Condition	01	Central Air	W/B openings	
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1979	

Building Valuation Summary

		Area	
Dwelling	Frame	1 1/2 story w/bsmt	640
Basement	Full		169,150
Heating	No	A/C Yes	4,900
Plumbing	2 F/B	1 H/B Add'l fix.	Wh/p
Attic	None	Attic size:	Saunas
Additions			115,540
Other Features		M Stks	3,000
Sub-Total			301,090
Grade	C+	Factor 1.0800	325,177
CDU		C&D Factor 1.00	325,177
Depreciation		35 %	211,365
		Computed cost value @ 70%	147,956

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	534	14,146
P Porches, Patios, Decks	CPAT Concrete patio	100	852
L Living Area	FRFF Frame first floor	684	78,305
L Living Area	BSMT Basement addition	684	12,605
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924
L Living Area	FRUF Frame upper full	32	2,679
P Porches, Patios, Decks	FOFF Frame open first flo	32	1,950
L Living Area	AIR Air conditioning	684	2,079
Total additions			115,540

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	22	24	528	55.95		C	29,542	50	14,800
Block Detach Garage									
Value at 70%			10,360				Value at 100%		14,800

