

Property at 00055 NEW ROAD

Prop ID 3280055

Printed 07-Feb-2024 9:08 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: BAILY KATHLEEN N
 Second name:
 Address: 55 NEW ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map: 03 005
 Lot: 3280055 Neigh.: Zone: R15 Vol: 453 Page: 906

Assessments

Assmt category	Qty	Amount
Resident Land	.34	87,500
Resident Outbldg	2.00	15,540
Resident Dwelling	1.00	193,930

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 24-Aug-1998
 Sale price:
 Sale valid:

Values

Mkt value :
 Cost value: 429,514

Summary

Total assessments	300,660
Total exemptions	
Net assessment	300,660

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale :
 Mkt/sale :
 Assmt/sale:

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.340	125,000	125,000			125,000	87,500
Primary Site		14,810						
RES	12	.703	7,500	5,273			5,273	3,691
Residual		30,623						

1.043 acres

Total land value

130,273

91,191

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	10	Vertical Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	07	Hydro Air	Full Baths	3
Fuel	01	Oil	Half Baths	
Attic	99	None	Addn'l fixtures	1
Grade	30	C	Whirlpools	
Garage	32	Detached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	1
Basement	04	Full with walk-o	W/B stacks	
Bsmt Fin Qual	01	Unfinished	W/B openings	
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1977	

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	635
Basement	Full with walk		193,010
Heating	Yes	A/C Yes	5,590
Plumbing	3 F/B	H/B 1 Add'l fix.	Wh/p
Attic	None	Attic size:	Saunas
Additions			214,126
Other Features		M Stks	3,000
Sub-Total			426,226
Grade	C	Factor 1.0000	426,226
CDU		C&D Factor 1.00	426,226
Depreciation		35 %	277,047
		Computed cost value @ 70%	193,933

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	360	41,213
L Living Area	BSMT Basement addition	360	6,634
L Living Area	OVER Frame Overhang	60	5,495
L Living Area	OVER Frame Overhang	24	2,198
L Living Area	FRFF Frame first floor	499	57,126
L Living Area	FRUF Frame upper full	499	41,781
L Living Area	BSMT Basement addition	499	9,196
P Porches, Patios, Decks	FEFF Frame enclosed first	440	41,959
L Living Area	OVER Frame Overhang	24	2,198
L Living Area	OVER Frame Overhang	24	2,198
L Living Area	AIR Air conditioning	499	1,517
L Living Area	AIR Air conditioning	499	1,517
L Living Area	AIR Air conditioning	360	1,094

Total additions 214,126

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	24	28	672	55.95		C	37,598	50	18,800
Block Detach Garage									
RS1 Frame	12	19	228	30.00	2002	C	6,840	50	3,400
Utility Shed									
Value at 70%			15,540				Value at 100%		22,200

