

Property at 00060 NEW ROAD

Prop ID 3280060

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Administrative Information

Owner name: SULLIVAN JOHN PATRICK &
 Second name: SULLIVAN TERESA MARIE
 Address: 60 NEW ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map:
 Lot: 3280060 Neigh.: Zone: R15 Vol: 803 Page: 371

Assessments

Assmt category	Qty	Amount
Resident Land	.92	87,500
Resident Dwelling	1.00	121,990
Resident Outbldg	3.00	18,620

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 15-May-2025
 Sale price: 420,000
 Sale valid:

Values

Mkt value :
 Cost value: 327,229

Summary

Total assessments	229,060
Total exemptions	
Net assessment	229,060

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .7791
 Mkt/sale :
 Assmt/sale: .5454

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	.180	7,500	1,350			1,350	945
Residual		7,841						

1.100 acres

Total land value

126,350

88,445

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable	Story Height 2.0	
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	01	Plaster	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	02	Forced Hot Air	Full Baths	1
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	33	C+	Whirlpools	
Garage	99	None	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good		
			Actual Year Built: 1880	

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	396
Basement	Full		146,340
Heating	Yes	A/C No	
Plumbing	1 F/B	1 H/B	Add'l fix.
Attic	None		Wh/p
Additions			Saunas
Other Features			3,500
			95,908
			2,500

Sub-Total		248,248
Grade	C+	Factor 1.0800
CDU		C&D Factor 1.00
Depreciation		35 %
		Computed cost value @ 70%
		121,989

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	286	32,742
L Living Area	FRFF Frame first floor	200	22,896
P Porches, Patios, Decks	BPAT Brick/flagstone pati	560	12,770
L Living Area	FRFF Frame first floor	154	17,630
P Porches, Patios, Decks	FOFF Frame open first flo	162	9,870

Total additions 95,908

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	12	144	30.00	1990	C	4,320	50	2,200
Utility Shed									
RS1 Frame	4	8	32	30.00		D	749	50	400
Utility Shed									
RP1 Pool w/ Plastic Linr	18	36	648	74.05		C	47,984	50	24,000

Value at 70% 18,620

Value at 100% 26,600

