

Property at 00065 NEW ROAD

Prop ID 3280065

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Administrative Information

Owner name: HOLZMAN DAVID
 Second name:
 Address: 65 NEW ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map:
 Lot: 3280065 Neigh.: Zone: R15 Vol: 385 Page: 1020

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 21-Apr-1994
Resident Land	.40	87,500				Sale price: 159,000
Resident Dwelling	1.00	152,970				Sale valid: Y
Resident Outbldg	3.00	19,110				
					Values	
					Mkt value :	
					Cost value: 370,829	
Summary			Utilities		Sales ratios	
Total assessments	259,580		Water	Connecticut	Cost/sale :	2.3323
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	259,580		Gas	None	Assmt/sale:	1.6326

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.400	125,000	125,000			125,000	87,500
Primary Site		17,424						
		.400 acres		Total land value			125,000	87,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	17	Old style		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	01	Plaster	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	37	B-	Whirlpools	
Garage	32	Detached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	
Bsmt Fin Qual	01	Unfinished	W/B openings	
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1870	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	668	199,460
Basement	Full				
Heating	Yes	A/C No			
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		3,500
Additions					84,380
Other Features					
Sub-Total					287,340
Grade	B-	Factor 1.1700			336,188
CDU		C&D Factor 1.00			336,188
Depreciation		35 %			218,522
Computed cost value @ 70%					152,965

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	96	10,990
L Living Area	BSMT Basement addition	96	1,769
L Living Area	FRUF Frame upper full	108	9,043
P Porches, Patios, Decks	FEFF Frame enclosed first	108	10,299
L Living Area	FRFF Frame first floor	140	16,027
L Living Area	FRUF Frame upper full	140	11,722
P Porches, Patios, Decks	FEFF Frame enclosed first	145	13,827
L Living Area	FRFF Frame first floor	54	6,182
L Living Area	FRUF Frame upper full	54	4,521
Total additions			84,380

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	30	36	1,080	55.95		D	47,132	50	23,600
Block Detach Garage									
RS1 Frame	8	16	128	30.00		D	2,995	50	1,500
Utility Shed									
RS1 Frame	12	16	192	30.00		D	4,493	50	2,200
Utility Shed									
Value at 70%		19,110	Value at 100%		27,300				

