

Property at 00071 NEW ROAD

Prop ID 3280071

Printed 30-Dec-2025 10:29 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: GRACE LEO P AND
 Second name: DORENE E
 Address: 71 NEW ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map:
 Lot: 3280071 Neigh.: Zone: R15 Vol: 128 Page: 0737

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 29-Apr-1982
Resident Land	.92	87,500	AAA	Veteran	1,000	Sale price: 61,000
Resident Dwelling	1.00	173,530	CAB	Add Vet	500	Sale valid:
Resident Outbldg	3.00	9,310	DAC	Veteran	10,000	Values
Resident Excess	.16	840				Mkt value :
						Cost value: 387,400
Summary			Utilities		Sales ratios	
Total assessments		271,180	Water	Connecticut		Cost/sale : 6.3508
Total exemptions		11,500	Sewer	Septic		Mkt/sale :
Net assessment		259,680	Gas	None		Assmt/sale: 4.4456

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	.160	7,500	1,200		1,200	840
Residual		6,970					
1.080 acres				Total land value		126,200	88,340

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	10
Interior Walls	01	Plaster	Bedrooms	5
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	3
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	1
Grade	33	C+	Whirlpools	
Garage	32	Detached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	03	Partial > half	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	99	None		
Interior Cond	04	Average		
Exterior Cond	04	Average	Actual Year Built: 1890	

Building Valuation Summary

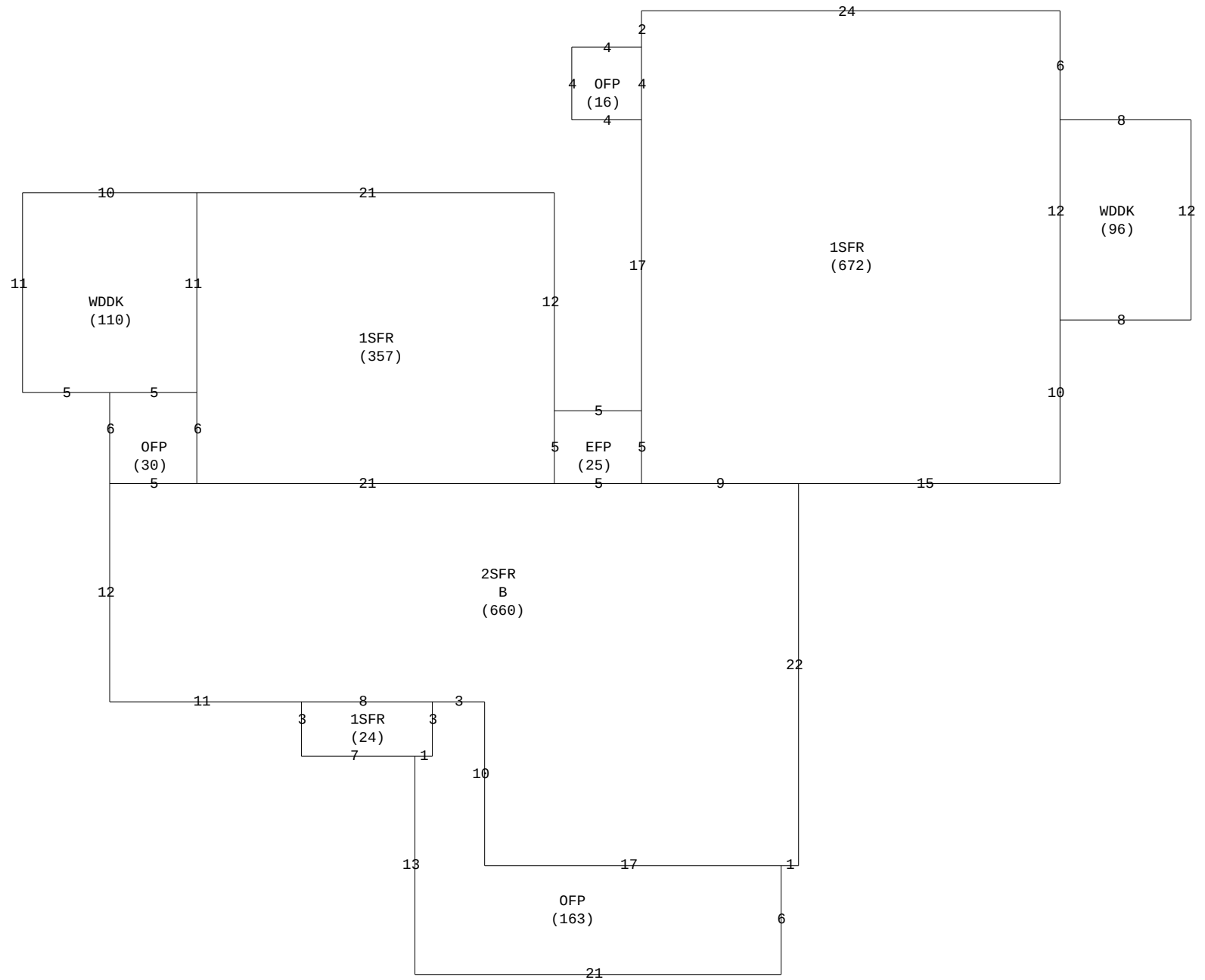
						Area	
Dwelling	Frame	2 story w/bsmt				660	197,890
Basement	Partial > half						-2,260
Heating	Yes	A/C No					
Plumbing	3 F/B	H/B 1 Add'l fix.	Wh/p	Saunas			10,500
Attic	None	Attic size:					
Additions							140,263
Other Features		WB Stks					6,750
Sub-Total							353,143
Grade	C+	Factor 1.0800					381,394
CDU		C&D Factor 1.00					381,394
Depreciation		35 %					247,906
		Computed cost value @ 70%					173,534

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	F0FF Frame open first flo	16	975
P Porches, Patios, Decks	DECK Wood deck	96	2,543
P Porches, Patios, Decks	DECK Wood deck	110	2,914
P Porches, Patios, Decks	F0FF Frame open first flo	30	1,828
L Living Area	FRFF Frame first floor	24	2,748
P Porches, Patios, Decks	F0FF Frame open first flo	25	1,523
P Porches, Patios, Decks	F0FF Frame open first flo	163	9,931
L Living Area	FRFF Frame first floor	357	40,870
L Living Area	FRFF Frame first floor	672	76,931
Total additions			140,263

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	16	20	320	55.95		D	13,965	50	7,000
Block Detach Garage									
RG1 Frame or Con	11	20	220	55.95		D	9,601	50	4,800
Block Detach Garage									
RS1 Frame	16	8	128	30.00		D	2,995	50	1,500
Utility Shed									
Value at 70%		9,310					Value at 100%		13,300



TWO FAMILY HOUSE