

Property at 00072 NEW ROAD

74

Prop ID 3280072

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Administrative Information

Owner name: BOOTHROYD JAMES E AND
 Second name: JOANN M
 Address: 72 NEW ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map:
 Lot: 3280072 Neigh.: Zone: R15 Vol: 160 Page: 0113

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 05-Aug-1985
Resident Land	.44	87,500				Sale price: 170,000
Resident Dwelling	1.00	150,400				Sale valid:
Resident Outbldg	5.00	12,110				Values
						Mkt value :
						Cost value: 357,157
Summary			Utilities		Sales ratios	
Total assessments	250,010		Water	Connecticut	Cost/sale :	2.1009
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	250,010		Gas	None	Assmt/sale:	1.4706

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.440	125,000	125,000			125,000	87,500
Primary Site		19,166						
		.440 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	8
Interior Walls	01	Plaster	Bedrooms	4
Floors	01	Hardwood	Family Rooms	
Heating System	02	Forced Hot Air	Full Baths	3
Fuel	01	Oil	Half Baths	
Attic	02	Unfinished	Addtn'l fixtures	1
Grade	30	C	Whirlpools	
Garage	32	Detached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	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: 1900	

Building Valuation Summary

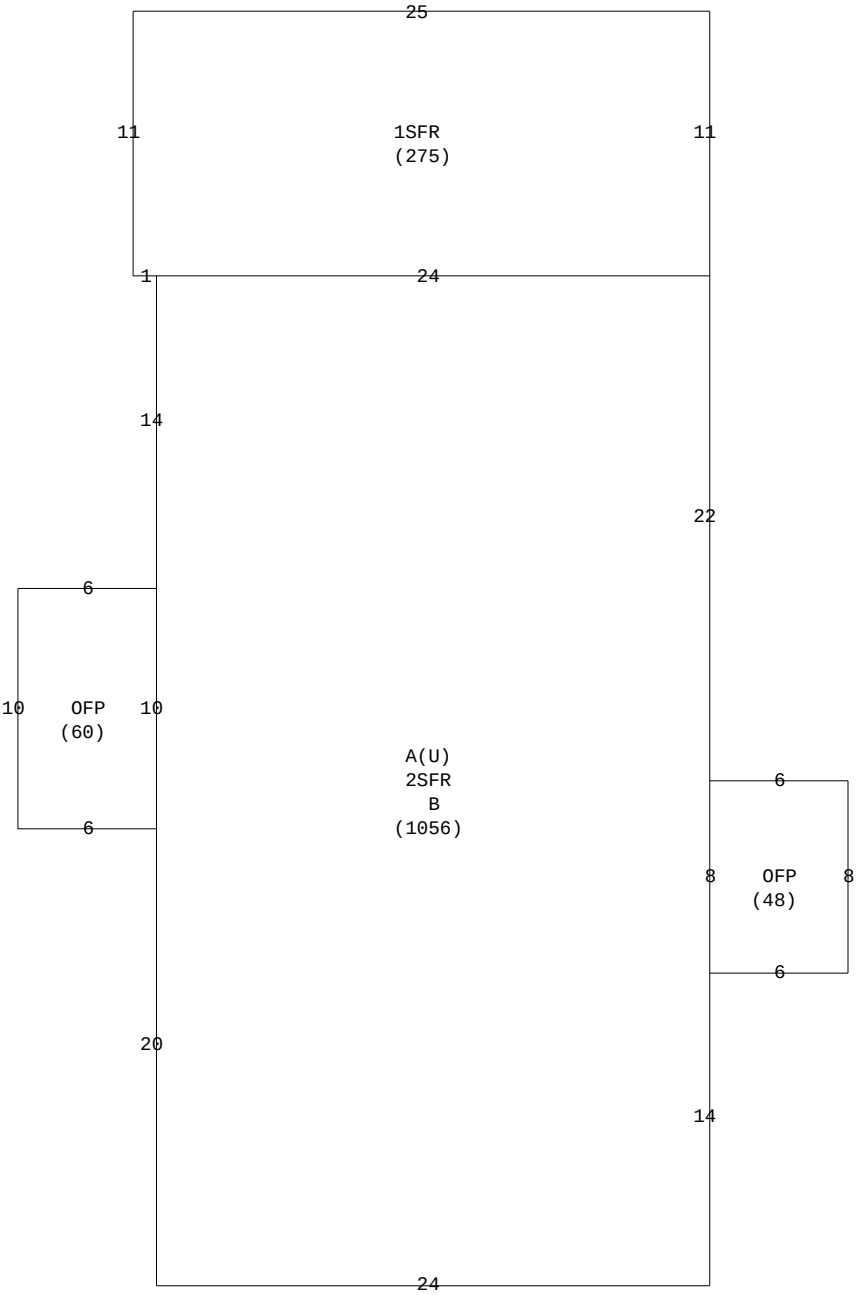
Dwelling	Frame	2 story w/bsmt	Area	1,056	275,230
Basement	Full				
Heating	Yes	A/C No			
Plumbing	3 F/B	H/B 1 Add'l fix.	Wh/p	Saunas	10,500
Attic	Unfinished	Attic size:			
Additions					38,062
Other Features		WB Stks			6,750
Sub-Total					330,542
Grade	C	Factor 1.0000			330,542
CDU		C&D Factor 1.00			330,542
Depreciation		35 %			214,852
Computed cost value @ 70%					150,396

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	275	31,482
P Porches, Patios, Decks	FOFF Frame open first flo	60	3,656
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924
Total additions			38,062

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	29	30	870	55.95		C	48,677	90	4,900
Block Detach Garage									
RS1 Frame	10	28	280	30.00		C	8,400	75	2,100
Utility Shed									
AB2 Flat barn	14	32	448	37.75		D	13,191	75	3,300
AB2 Flat barn	16	20	320	37.75		C	12,080	75	3,000
Value at 70%		9,310	Value at 100%		13,300				



TWO FAMILY HOUSE