

Property at 00077 NEW ROAD

Prop ID 3280077

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Administrative Information

Owner name: KRAMPITZ MATTHEW & MARGO
 Second name:
 Address: 77 NEW ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map:
 Lot: 3280077 Neigh.: Zone: R15 Vol: 730 Page: 813

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 24-Jul-2019
Resident Land	.59	87,500				Sale price: 285,000
Resident Dwelling	1.00	157,050				Sale valid:
Resident Outbldg	2.00	4,900				Values
					Mkt value :	
					Cost value:	356,357
Summary			Utilities		Sales ratios	
Total assessments	249,450		Water	Connecticut	Cost/sale :	1.2504
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	249,450		Gas	None	Assmt/sale:	.8753

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.590	125,000	125,000			125,000	87,500
Primary Site		25,700						
		.590 acres		Total land value			125,000	87,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	17	Old style		
Exterior Walls	04	Vinyl Siding		
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	1
Heating System	05	Electric B/B	Full Baths	2
Fuel	03	Electric	Half Baths	
Attic	99	None	Addtn'l fixtures	1
Grade	37	B-	Whirlpools	
Garage	31	Detached 1 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	03	Partial > half	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: 1880	

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	642
Basement	Partial > half		-2,260
Heating	Yes	A/C No	
Plumbing	2 F/B	H/B 1 Add'l fix.	Wh/p Saunas
Attic	None	Attic size:	5,500
Additions			97,396
Other Features			
Sub-Total			295,016
Grade	B-	Factor 1.1700	345,169
CDU		C&D Factor 1.00	345,169
Depreciation		35 %	224,360
		Computed cost value @ 70%	157,052

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	40	4,579
L Living Area	FRFF Frame first floor	128	14,654
L Living Area	FRUF Frame upper full	128	10,717
L Living Area	OVER Frame Overhang	40	3,663
L Living Area	FRFF Frame first floor	72	8,243
L Living Area	FRFF Frame first floor	256	29,307
P Porches, Patios, Decks	DECK Wood deck	368	9,748
L Living Area	FRFF Frame first floor	144	16,485
		Total additions	97,396

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	12	18	216	55.95		D	9,426	50	4,700
Block Detach Garage									
RS1 Frame	10	20	200	30.00		D	4,680	50	2,300
Utility Shed									
Value at 70%		4,900	Value at 100%		7,000				

