

Property at 00078 NEW ROAD

Prop ID 3280078

Printed 22-Apr-2025 4:05 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: LABIENIEC JAKE
 Second name:
 Address: 78 NEW ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map:
 Lot: 3280078 Neigh.: Zone: R15 Vol: 801 Page: 1250

Assessments

Assmt category	Qty	Amount
Resident Land	.72	87,500
Resident Dwelling	1.00	164,820
Resident Outbldg	2.00	7,630

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 01-Apr-2025
 Sale price: 375,000
 Sale valid:

Values

Mkt value :
 Cost value: 371,357

Summary

Total assessments	259,950
Total exemptions	
Net assessment	259,950

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .9903
 Mkt/sale :
 Assmt/sale: .6932

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.720	125,000	125,000			125,000	87,500
Primary Site		31,363						

.720 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		
Roof Type	01	Gable		
Foundation	03	Field Stone		
Interior Walls	01	Plaster		
Floors	07	Hardwood/Carpet		
Heating System	02	Forced Hot Air		
Fuel	01	Oil		
Attic	99	None		
Grade	37	B-		
Garage	32	Detached 2 car		
Area Over Gar.	99	None		
Basement	01	Full		
Bsmt Fin Qual	01	Unfinished		
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1880

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	432	153,370
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas	5,000
Attic	None	Attic size:			
Additions					144,493
Other Features		WB Stks			6,750
Sub-Total					309,613
Grade	B-	Factor 1.1700			362,247
CDU		C&D Factor 1.00			362,247
Depreciation		35 %			235,461
Computed cost value @ 70%					164,823

Building additions

Category	Type	Area	Value
L Living Area	FRUF Frame upper full	66	5,526
P Porches, Patios, Decks	FOFF Frame open first flo	130	7,920
L Living Area	FRFF Frame first floor	309	35,375
L Living Area	FRUF Frame upper full	309	25,873
L Living Area	OVER Frame Overhang	24	2,198
L Living Area	FRFF Frame first floor	27	3,091
L Living Area	FRFF Frame first floor	180	20,607
L Living Area	FRUF Frame upper full	180	15,071
L Living Area	FRFF Frame first floor	56	6,411
P Porches, Patios, Decks	FOFF Frame open first flo	368	22,421

Total additions 144,493

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	20	20	400	55.95		D	17,456	50	8,700
Block Detach Garage									
RS1 Frame	8	18	144	30.00		C	4,320	50	2,200
Utility Shed									
Value at 70%		7,630		Value at 100%		10,900			

