

Property at 00088 NEW ROAD

Prop ID 3280088

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

Administrative Information

Owner name: DAY NATALIE CIANCIO
 Second name:
 Address: 88 NEW ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map:
 Lot: 3280088 Neigh.: Zone: R15 Vol: 753 Page: 865

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 28-Jan-2021
Resident Land	.43	87,500	AAA Veteran	1,000	Sale price: 322,000
Resident Dwelling	1.00	146,590	CAB Add Vet	500	Sale valid:
Resident Outbldg	1.00	1,330	DAC Veteran	10,000	
Summary		Utilities		Sales ratios	
Total assessments	235,420	Water	Connecticut	Cost/sale :	1.0445
Total exemptions	11,500	Sewer	Septic	Mkt/sale :	
Net assessment	223,920	Gas	None	Assmt/sale:	.7311

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.430	125,000	125,000			125,000	87,500
Primary Site		18,731						
		.430 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	02	Drywall	Bedrooms	4
Floors	07	Hardwood/Carpet	Family Rooms	1
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	1
Attic	02	Unfinished	Addtn'l fixtures	2
Grade	30	C	Whirlpools	
Garage	99	None	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: 1992	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,104	284,600
Basement	Full				
Heating	Yes	A/C No			
Plumbing	1 F/B	1 H/B	2 Add'l fix.	Wh/p	Saunas
Attic	Unfinished		Attic size: 1,104		4,500
Additions					14,920
Other Features					18,149
Sub-Total					322,169
Grade	C	Factor 1.0000			322,169
CDU		C&D Factor 1.00			322,169
Depreciation		35 %			209,410
Computed cost value @ 70%					146,587

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	132	8,042
L Living Area	OVER Frame Overhang	17	1,557
L Living Area	OVER Frame Overhang	17	1,557
P Porches, Patios, Decks	DECK Wood deck	264	6,993
Total additions			18,149

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	16	160	30.00		D	3,744	50	1,900
Utility Shed									
Value at 70%		1,330	Value at 100%		1,900				

