

Property at 00090 NEW ROAD

92

Prop ID 3280090

Printed 07-Feb-2024 9:10 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: TEXTOR JACOB K
 Second name:
 Address: 90 NEW ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map:
 Lot: 3280090 Neigh.: Zone: R15 Vol: 749 Page: 053

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 04-Nov-2020
Resident Land	.92	87,500				Sale price: 300,000
Resident Dwelling	1.00	170,130				Sale valid:
Resident Outbldg	2.00	4,410				Values
						Mkt value :
Resident Excess	.08	420				Cost value: 374,943
Summary			Utilities		Sales ratios	
Total assessments		262,460	Water	Connecticut	Cost/sale :	1.2498
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		262,460	Gas	None	Assmt/sale:	.8749

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	.080	7,500	600			600	420
Residual		3,485						
1.000 acres				Total land value			125,600	87,920

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	15	Multi-family		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	11
Interior Walls	01	Plaster	Garage cars	2
Floors	01	Hardwood	Bedrooms	
Heating System	02	Forced Hot Air	Family Rooms	
Fuel	01	Oil	Full Baths	2
Attic	99	None	Half Baths	
Grade	33	C+	Addtn'l fixtures	
Garage	22	Attached 2 car	Whirlpools	
Area Over Gar.	04	Loft	Saunas	
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	01	Unfinished	W/B stacks	
Air Condition	99	None	W/B openings	
Interior Cond	05	Good	Actual Year Built: 1893	
Exterior Cond	05	Good		

Building Valuation Summary

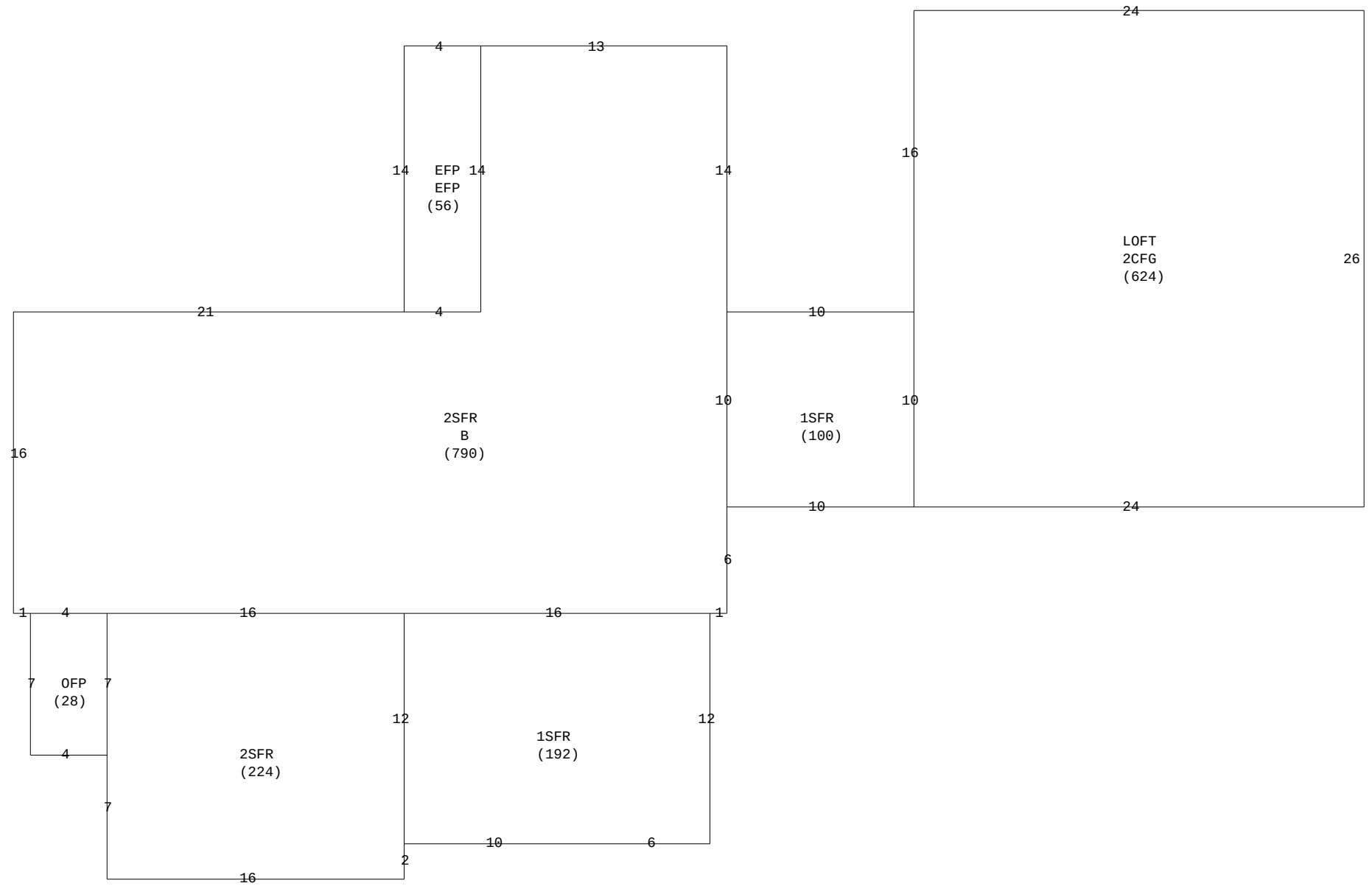
		Area			
Dwelling	Frame	2 story w/bsmt	790	223,280	
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas	5,000
Attic	None	Attic size:			
Additions					117,940
Other Features					
Sub-Total					346,220
Grade	C+	Factor 1.0800			373,918
CDU		C&D Factor 1.00			373,918
Depreciation		35 %			243,047
		Computed cost value @ 70%			170,133

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	56	5,340
P Porches, Patios, Decks	FEUF Frame enclosed upper	56	3,205
L Living Area	FRFF Frame first floor	100	11,448
G Garages	FR Attached frame LE 65	624	27,060
L Living Area	UATT Unfinished attic	160	2,801
L Living Area	FRFF Frame first floor	192	21,980
P Porches, Patios, Decks	F0FF Frame open first flo	28	1,706
L Living Area	FRFF Frame first floor	224	25,644
L Living Area	FRUF Frame upper full	224	18,756
Total additions			117,940

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	30	300	30.00		C	9,000	50	4,500
Utility Shed									
RS1 Frame	10	12	120	30.00		C	3,600	50	1,800
Utility Shed									
Value at 70%			4,410				Value at 100%		6,300



TWO FAMILY HOUSE. ABOVE GROUND POOL 24' IN DIAMETER. 5x5 OUTBUILDING
NO VALUE.