

Property at 00091 NEW ROAD

Prop ID 3280091

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Administrative Information

Owner name: DIGIACOMO JENNIFER A AND
 Second name: MABB JONATHAN A TRUSTEES
 Address: 91 NEW ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map:
 Lot: 3280091 Neigh.: Zone: R15 Vol: 633 Page: 49

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 17-Jan-1977
Resident Land	.45	87,500				Sale price: 45,000
Resident Dwelling	1.00	138,980				Sale valid:
Resident Outbldg	1.00	2,030				Values
					Mkt value :	
					Cost value:	326,443
Summary			Utilities		Sales ratios	
Total assessments	228,510		Water	Connecticut	Cost/sale :	7.2543
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	228,510		Gas	None	Assmt/sale:	5.0780

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.450	125,000	125,000			125,000	87,500
Primary Site		19,602						
		.450 acres		Total land value			125,000	87,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	01	Plaster	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	1
Attic	02	Unfinished	Addtn'l fixtures	
Grade	33	C+	Whirlpools	
Garage	22	Attached 2 car	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	06	Ductless Split U		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1933	

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	672
Basement	Full		200,240
Heating	Yes	A/C Yes	5,790
Plumbing	1 F/B	1 H/B	Add'l fix. Wh/p Saunas
Attic	Unfinished	Attic size: 672	10,578
Additions			62,710
Other Features			
Sub-Total			282,818
Grade	C+	Factor 1.0800	305,443
CDU		C&D Factor 1.00	305,443
Depreciation		35 %	198,538
		Computed cost value @ 70%	138,977

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	96	10,990
L Living Area	BSMT Basement addition	96	1,769
P Porches, Patios, Decks	F0FF Frame open first flo	32	1,950
L Living Area	FRFF Frame first floor	144	16,485
P Porches, Patios, Decks	FEFF Frame enclosed first	70	6,675
P Porches, Patios, Decks	FEFF Frame enclosed first	28	2,670
G Garages	FR Attached frame LE 65	480	21,441
L Living Area	AIR Air conditioning	144	438
L Living Area	AIR Air conditioning	96	292
Total additions			62,710

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	16	192	30.00	2010	C	5,760	50	2,900
Utility Shed									
Value at 70%		2,030					Value at 100%		2,900

