

Property at 00095 NEW ROAD

Prop ID 3280095

Printed 07-Feb-2024 9:11 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: WORTH CATHERINE M
Second name:
Address: 95 NEW ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map:
Lot: 3280095 Neigh.: Zone: R15 Vol: 577 Page: 428

Assessments

Assmt category	Qty	Amount
Resident Land	.55	87,500
Resident Dwelling	1.00	150,750
Resident Outbldg	2.00	8,050

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 24-Jun-2008
Sale price: 315,000
Sale valid:

Values

Mkt value :
Cost value: 351,857

Summary

Total assessments	246,300
Total exemptions	
Net assessment	246,300

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.1170
Mkt/sale :
Assmt/sale: .7819

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.550	125,000	125,000			125,000	87,500
Primary Site		23,958						

.550 acres Total land value 125,000 87,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	01	Plaster	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	03	Steam	Full Baths	1
Fuel	01	Oil	Half Baths	1
Attic	02	Unfinished	Addtn'l fixtures	1
Grade	37	B-	Whirlpools	
Garage	21	Attached 1 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1935	

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	768	218,990
Basement	Full			
Heating	Yes	A/C No		
Plumbing	1 F/B	1 H/B 1 Add'l fix.	Wh/p	Saunas 4,000
Attic	Unfinished	Attic size: 768		11,543
Additions				41,900
Other Features	WB Stks			6,750

Sub-Total		283,183
Grade	B-	Factor 1.1700
CDU	C&D Factor 1.00	331,324
Depreciation	35 %	215,361
	Computed cost value @ 70%	150,753

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	F0FF Frame open first flo	90	5,483
P Porches, Patios, Decks	F0FF Frame open first flo	252	15,353
L Living Area	FRFF Frame first floor	28	3,205
L Living Area	FRFF Frame first floor	156	17,859

Total additions 41,900

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	18	20	360	55.95		C	20,142	50	10,100
Block Detach Garage									
RS1 Frame	10	12	120	30.00		D	2,808	50	1,400
Utility Shed									

Value at 70% 8,050

Value at 100% 11,500

