

Property at 00105 NEW ROAD

Prop ID 3280105

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Administrative Information

Owner name: GAGAN MICHELLE K
 Second name:
 Address: 105 NEW ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map:
 Lot: 3280105 Neigh.: Zone: R15 Vol: 525 Page: 322

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 12-Jul-2005
Resident Land	.35	87,500				Sale price: 241,000
Resident Dwelling	1.00	85,060				Sale valid: Y
Resident Outbldg	1.00	2,520				
			Values		Sales ratios	
Summary			Utilities			
Total assessments	175,080		Water	Connecticut	Cost/sale :	1.0378
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	175,080		Gas	None	Assmt/sale:	.7265

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.350	125,000	125,000			125,000	87,500
Primary Site		15,246						
		.350 acres		Total land value			125,000	87,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
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	
Attic	01	Fully Finished	Addtn'l fixtures	
Grade	30	C	Whirlpools	
Garage	21	Attached 1 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	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1937	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	676	135,460
Basement	Full				
Heating	Yes	A/C No			
Plumbing	1 F/B	H/B	Add'l fix.	Wh/p	Saunas
Attic	Fully Finished		Attic size: 676		22,051
Additions					29,440
Other Features					
Sub-Total					186,951
Grade	C	Factor 1.0000			186,951
CDU		C&D Factor 1.00			186,951
Depreciation		35 %			121,518
Computed cost value @ 70%					85,063

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	208	10,829
L Living Area	FRFF Frame first floor	22	2,519
L Living Area	BSMT Basement addition	22	405
P Porches, Patios, Decks	FOFF Frame open first flo	36	2,193
P Porches, Patios, Decks	CNPY Canopy	33	699
P Porches, Patios, Decks	DECK Wood deck	483	12,795
Total additions			29,440

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	20	240	30.00	2018	C	7,200	50	3,600
Utility Shed									
Value at 70%		2,520	Value at 100%		3,600				

