

Property at 00107 NEW ROAD

Prop ID 3280107

Printed 07-Feb-2024 9:12 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: CAPOUCH BRIAN L AND
 Second name: LEBLANC ROSE
 Address: 107 NEW ROAD
 City/state: AVON CT Zip: 06001 7245

Location Information

Map: 010 Clerk map:
 Lot: 3280107 Neigh.: Zone: R15 Vol: 507 Page: 033

Assessments

Assmt category	Qty	Amount
Resident Land	.68	87,500
Resident Dwelling	1.00	151,140
Resident Outbldg	1.00	14,210

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 07-Dec-2001
 Sale price: 100,000
 Sale valid:

Values

Mkt value :
 Cost value: 361,214

Summary

Total assessments	252,850
Total exemptions	
Net assessment	252,850

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 3.6121
 Mkt/sale :
 Assmt/sale: 2.5285

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.680	125,000	125,000			125,000	87,500
Primary Site		29,621						

.680 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		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	07	Hardwood/Carpet		
Heating System	02	Forced Hot Air		
Fuel	07	Propane Gas		
Attic	99	None		
Grade	37	B-		
Garage	32	Detached 2 car		
Area Over Gar.	01	Fully Finished		
Basement	03	Partial > half		
Bsmt Fin Qual	01	Unfinished		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1870

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	889 242,620
Basement	Partial > half		-2,260
Heating	Yes	A/C Yes	6,990
Plumbing	2 F/B	1 H/B	2 Add'l fix. Wh/p Saunas 9,500
Attic	None	Attic size:	
Additions			24,069
Other Features		M Stks	3,000

Sub-Total		283,919
Grade	B-	Factor 1.1700 332,185
CDU		C&D Factor 1.00 332,185
Depreciation		35 % 215,920
		Computed cost value @ 70% 151,144

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	25	2,290
P Porches, Patios, Decks	DECK Wood deck	451	11,947
P Porches, Patios, Decks	DECK Wood deck	75	1,987
P Porches, Patios, Decks	DECK Wood deck	75	1,987
L Living Area	OVER Frame Overhang	24	2,198
L Living Area	OVER Frame Overhang	24	2,198
P Porches, Patios, Decks	FOFF Frame open first flo	24	1,462

Total additions 24,069

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	24	24	576	55.95	2003	B	40,606	50	20,300
Block Detach Garage									

Value at 70% 14,210

Value at 100% 20,300

Scale: 1" = 5.58 feet

