

Property at 00115 NEW ROAD

113

Prop ID 3280115

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Administrative Information

Owner name: POIRIER JULES TRUSTEE
 Second name:
 Address: 115 NEW ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map:
 Lot: 3280115 Neigh.: Zone: R15 Vol: 783 Page: 102

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date:	
Resident Land	.69	87,500			Sale price:	52,000
Resident Dwelling	1.00	122,040			Sale valid:	
Resident Outbldg	3.00	19,250			Values	
					Mkt value :	
Resident Excess	.12	630			Cost value:	327,743
Summary			Utilities		Sales ratios	
Total assessments		229,420	Water	Connecticut	Cost/sale :	6.3028
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		229,420	Gas	None	Assmt/sale:	4.4119

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.690	125,000	125,000		125,000	87,500
Primary Site		30,056					
RES	12	.120	7,500	900		900	630
Residual		5,227					
		.810 acres		Total land value		125,900	88,130

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	01	Plaster	Bedrooms	4
Floors	01	Hardwood	Family Rooms	44
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	1
Grade	33	C+	Whirlpools	
Garage	32	Detached 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	99	None	Actual Year Built: 1887	
Interior Cond	05	Good		
Exterior Cond	05	Good		

Building Valuation Summary

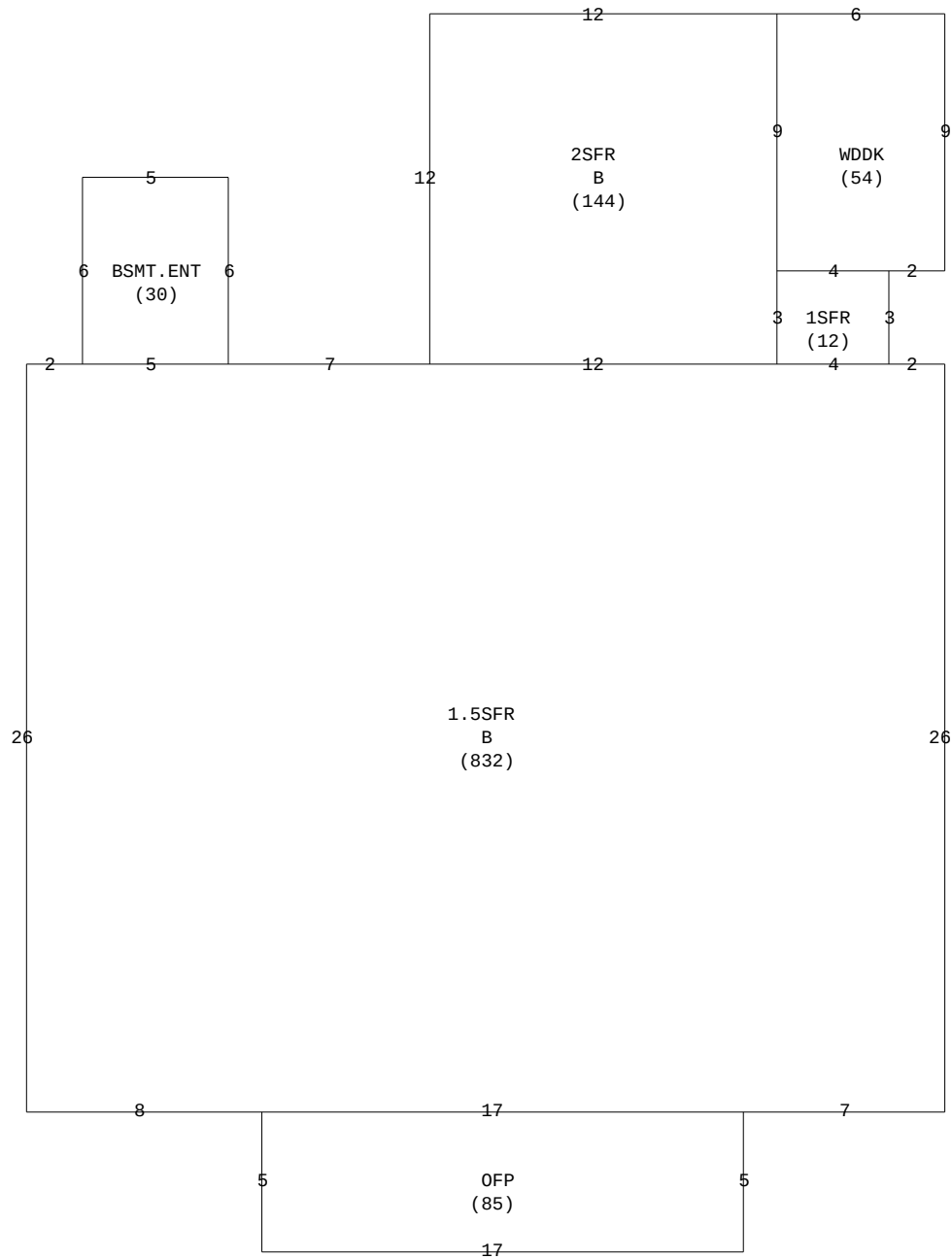
		Area	
Dwelling	Frame	1 1/2 story w/bsmt	832
Basement	Full		201,840
Heating	Yes	A/C No	
Plumbing	2 F/B	H/B 1 Add'l fix.	Wh/p
Attic	None	Attic size:	Saunas
Additions			5,500
Other Features			41,007
Sub-Total			248,347
Grade	C+	Factor 1.0800	268,215
CDU		C&D Factor 1.00	268,215
Depreciation		35 %	174,340
Computed cost value @ 70%			122,038

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	30	1,828
P Porches, Patios, Decks	FOFF Frame open first flo	85	5,179
L Living Area	FRFF Frame first floor	12	1,374
L Living Area	FRFF Frame first floor	144	16,485
L Living Area	FRUF Frame upper full	144	12,057
L Living Area	BSMT Basement addition	144	2,654
P Porches, Patios, Decks	DECK Wood deck	54	1,430
Total additions			41,007

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	20	40	800	55.95		C	44,760	50	22,400
Block Detach Garage									
RS1 Frame	12	26	312	30.00		C	9,360	50	4,700
Utility Shed									
RS1 Frame	4	8	32	30.00		D	749	50	400
Utility Shed									
Value at 70%		19,250	Value at 100%		27,500				



THE KITCHEN AND A BATHROOM WERE REMODELED IN 1976.
2-FAMILY HOUSE KNOWN AS 113 AND 115 NEW ROAD

JULES POIRIER REVOCABLE TRUST INDENTURE DTD 1-20-21 V783 P102 3-10-23