

Property at 00121 NEW ROAD

Prop ID 3280121

Printed 07-Feb-2024 9:13 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: LEBRUN THOMAS & SONIA
 Second name:
 Address: 121 NEW ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map:
 Lot: 3280121 Neigh.: Zone: R30 Vol: 743 Page: 1190

Assessments

Assmt category	Qty	Amount
Resident Land	.69	87,500
Resident Dwelling	1.00	344,400

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 01-Dec-2017
 Sale price: 417,200
 Sale valid: 14

Values

Resident Excess			Mkt value :	Cost value:
.73	3,830			622,471

Summary

Total assessments	435,730
Total exemptions	
Net assessment	435,730

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale :	1.4920
Mkt/sale :	
Assmt/sale:	1.0444

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	.730	7,500	5,475			5,475	3,833
Residual		31,799						

1.420 acres

Total land value

130,475

91,333

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	303,740
Basement	Full with walk		1,202	
Heating	Yes	A/C Yes		8,710
Plumbing	3 F/B	1 H/B 3 Add'l fix.	1 Wh/p	17,500
Attic	None	Attic size:		
Additions				96,022
Other Features	WB Stks	RR		26,441

Sub-Total	452,413
Grade A-	Factor 1.4500
CDU	C&D Factor 1.00
Depreciation	25 %
	Computed cost value @ 70%
	344,399

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	778	34,856
L Living Area	OVER Frame Overhang	56	5,129
L Living Area	AIR Air conditioning	56	170
P Porches, Patios, Decks	DECK Wood deck	168	4,450
L Living Area	BSMT Basement addition	308	5,676
L Living Area	FRFF Frame first floor	308	35,260
L Living Area	FRUF Frame upper full	110	9,210
L Living Area	AIR Air conditioning	418	1,271

Total additions 96,022

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	19	Modern Colonial	
Exterior Walls	04	Vinyl Siding	
Roof Material	01	Asphalt Shingles	
Roof Type	02	Hip	
Foundation	01	Poured Concrete	
Interior Walls	02	Drywall	
Floors	07	Hardwood/Carpet	
Heating System	02	Forced Hot Air	
Fuel	01	Oil	
Attic	99	None	
Grade	47	A-	
Garage	23	Attached 3 car	
Area Over Gar.	99	None	
Basement	04	Full with walk-o	
Bsmt Fin Qual	03	Rec Room W/ Air	
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	

Actual Year Built: 2001

