

Property at 00122 NEW ROAD

Prop ID 3280122

Printed 07-Feb-2024 9:14 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MCBEE SEAN E & JESSICA J
 Second name:
 Address: 122 NEW ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map:
 Lot: 3280122 Neigh.: Zone: R15 Vol: 673 Page: 982

Assessments

Assmt category	Qty	Amount
Resident Land	.34	87,500
Resident Outbldg	1.00	1,540
Resident Dwelling	1.00	131,350

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 15-May-2014
 Sale price: 252,000
 Sale valid:

Values

Mkt value :
 Cost value: 317,543

Summary

Total assessments	222,280
Total exemptions	
Net assessment	222,280

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.2601
 Mkt/sale :
 Assmt/sale: .8821

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.340	125,000	125,000			125,000	87,500
Primary Site		14,810						
RES	12	.360	7,500	2,700			2,700	1,890
Residual		15,682						

.700 acres Total land value 127,700 89,390

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	01	Ranch	
Exterior Walls	04	Vinyl Siding	
Roof Material	01	Asphalt Shingles	
Roof Type	01	Gable	
Foundation	01	Poured Concrete	
Interior Walls	02	Drywall	
Floors	01	Hardwood	
Heating System	01	Hot Water	
Fuel	01	Oil	
Attic	99	None	
Grade	30	C	
Garage	12	Basement 2 car	
Area Over Gar.	01	Fully Finished	
Basement	04	Full with walk-o	
Bsmt Fin Qual	01	Unfinished	
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	

Actual Year Built: 1964

Building Valuation Summary

		Area	
Dwelling	Frame	1 story w/bsmt	1,300 217,570
Basement	Full with walk		
Heating	Yes	A/C Yes	6,240
Plumbing	1 F/B	H/B Add'l fix. Wh/p	Saunas
Attic	None	Attic size:	
Additions			53,127
Other Features	WB Stks	Bsmt Gar	11,750

Sub-Total		288,687
Grade	C	Factor 1.0000 288,687
CDU	C&D Factor 1.00	288,687
Depreciation	35 %	187,647
	Computed cost value @ 70%	131,353

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	597	15,815
L Living Area	FRFF Frame first floor	126	14,425
P Porches, Patios, Decks	FEFF Frame enclosed first	240	22,887

Total additions 53,127

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS2 Metal	12	12	144	30.00	1996	C	4,320	50	2,200
Utility Shed									

Value at 70% 1,540

Value at 100% 2,200

