

Property at 00123 NEW ROAD

Prop ID 3280123

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

Administrative Information

Owner name: HASSETT SHAWN P AND
 Second name: HASSETT THOMAS M
 Address: 123 NEW ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map:
 Lot: 3280123 Neigh.: Zone: R15 Vol: 740 Page: 106

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 06-May-2020
Resident Land	.75	87,500				Sale price: 319,900
Resident Dwelling	1.00	159,310				Sale valid:
Resident Outbldg	4.00	11,690				Values
					Mkt value :	
					Cost value:	369,286
Summary			Utilities		Sales ratios	
Total assessments	258,500		Water	Connecticut	Cost/sale :	1.1544
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	258,500		Gas	None	Assmt/sale:	.8081

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.750	125,000	125,000			125,000	87,500
Primary Site		32,670						
				.750 acres	Total land value		125,000	87,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	17	Old style		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Bedrooms	4
Floors	07	Hardwood/Carpet	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	07	Propane Gas	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	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1870	

Building Valuation Summary

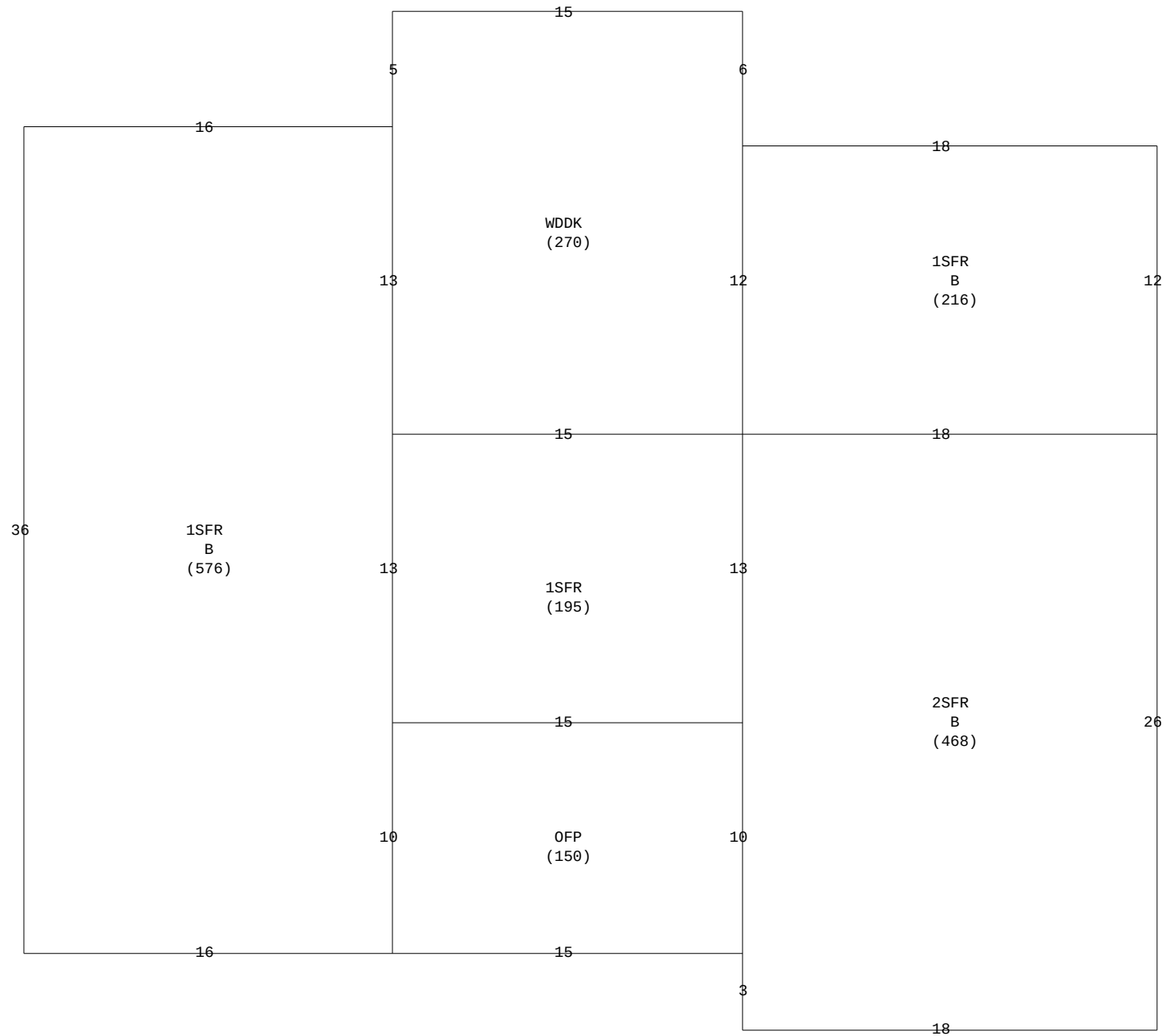
						Area	
Dwelling	Frame	2 story w/bsmt				468	160,400
Basement	Full						
Heating	Yes	A/C Yes					4,670
Plumbing	2 F/B	H/B 1 Add'l fix.	Wh/p	Saunas			5,500
Attic	None	Attic size:					
Additions							146,880
Other Features		WB Stks					6,750
Sub-Total							324,200
Grade	C+	Factor 1.0800					350,136
CDU		C&D Factor 1.00					350,136
Depreciation		35 %					227,588
Computed cost value @ 70%							159,312

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	150	9,139
L Living Area	FRFF Frame first floor	576	65,941
L Living Area	BSMT Basement addition	576	10,615
L Living Area	FRFF Frame first floor	195	22,324
L Living Area	FRFF Frame first floor	216	24,728
L Living Area	BSMT Basement addition	216	3,980
P Porches, Patios, Decks	DECK Wood deck	270	7,152
L Living Area	AIR Air conditioning	576	1,751
L Living Area	AIR Air conditioning	195	593
L Living Area	AIR Air conditioning	216	657
Total additions			146,880

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	26	16	416	55.95		D	18,155	50	9,100
Block Detach Garage									
RC1 Carport	20	28	560	21.10		C	11,816	50	5,900
RS1 Frame	10	10	100	30.00		D	2,340	50	1,200
Utility Shed									
RS1 Frame	5	6	30	30.00		C	900	50	500
Utility Shed									
Value at 70%			11,690				Value at 100%		16,700



ACCESS TO BASEMENT FROM THE OUTSIDE ONLY. THE KITCHEN WAS REMODELED IN 1955. A 1SFR/B ADDITION WAS ADDED IN 1955. A FULL BATHROOM ADDED 1955.

NAME CHANGE PANEK TO SMITH VOL 535 PAGE 1128 1-5-06