

Property at 00126 NEW ROAD

Prop ID 3280126

Printed 03-Feb-2026 3:05 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: WILSON RYAN A & ALLISON R
 Second name:
 Address: 126 NEW ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map: 08 066
 Lot: 3280126 Neigh.: Zone: R30 Vol: 766 Page: 774

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 27-Sep-2021
Resident Land	.92	87,500	LBA Volfire	62,500	Sale price: 816,000
Resident Outbldg	2.00	22,750			Sale valid:
Resident Dwelling	1.00	455,850			

Values

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 27-Sep-2021
Resident Excess	5.56	14,590			Mkt value : Cost value: 829,557

Summary

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 27-Sep-2021
Total assessments		580,690	Water Connecticut		Cost/sale : 1.0166
Total exemptions		62,500	Sewer Septic		Mkt/sale :
Net assessment		518,190	Gas None		Assmt/sale: .7116

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	125,000	125,000		125,000	87,500
Primary Site		40,075					
RES	12	5.557	7,500	41,678	.50	20,839	14,587
Residual		242,063					

6.477 acres Total land value 145,839 102,087

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	19	Modern Colonial	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 10 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 5 Unfinished area
Floors	02	Softwood	Family Rooms 1 Dormer linear f
Heating System	08	Geothermal	Full Baths 3 Masonry trim sf
Fuel	13	Electric	Half Baths 1 Finish bsmt sz
Attic	02	Unfinished	Addtn'l fixtures 3 Rec Room Size 340
Grade	43	B+	Whirlpools 1 Living area 4,471
Garage	22	Attached 2 car	Saunas # Living Units 1
Area Over Gar.	01	Fully Finished	M/F stacks
Basement	01	Full	W/B stacks 2
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings 2
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 2001

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	Value
Basement	Full		1,618	384,980
Heating	No	A/C Yes		11,010
Plumbing	3 F/B	1 H/B 3 Add'l fix.	1 Wh/p Saunas	17,500
Attic	Unfinished	Attic size: 640		10,256
Additions				198,446
Other Features	WB Stks	RR		20,987
Sub-Total				643,179
Grade	B+	Factor 1.3500		868,292
CDU		C&D Factor 1.00		868,292
Depreciation		25 %		651,219
		Computed cost value @ 70%		455,853

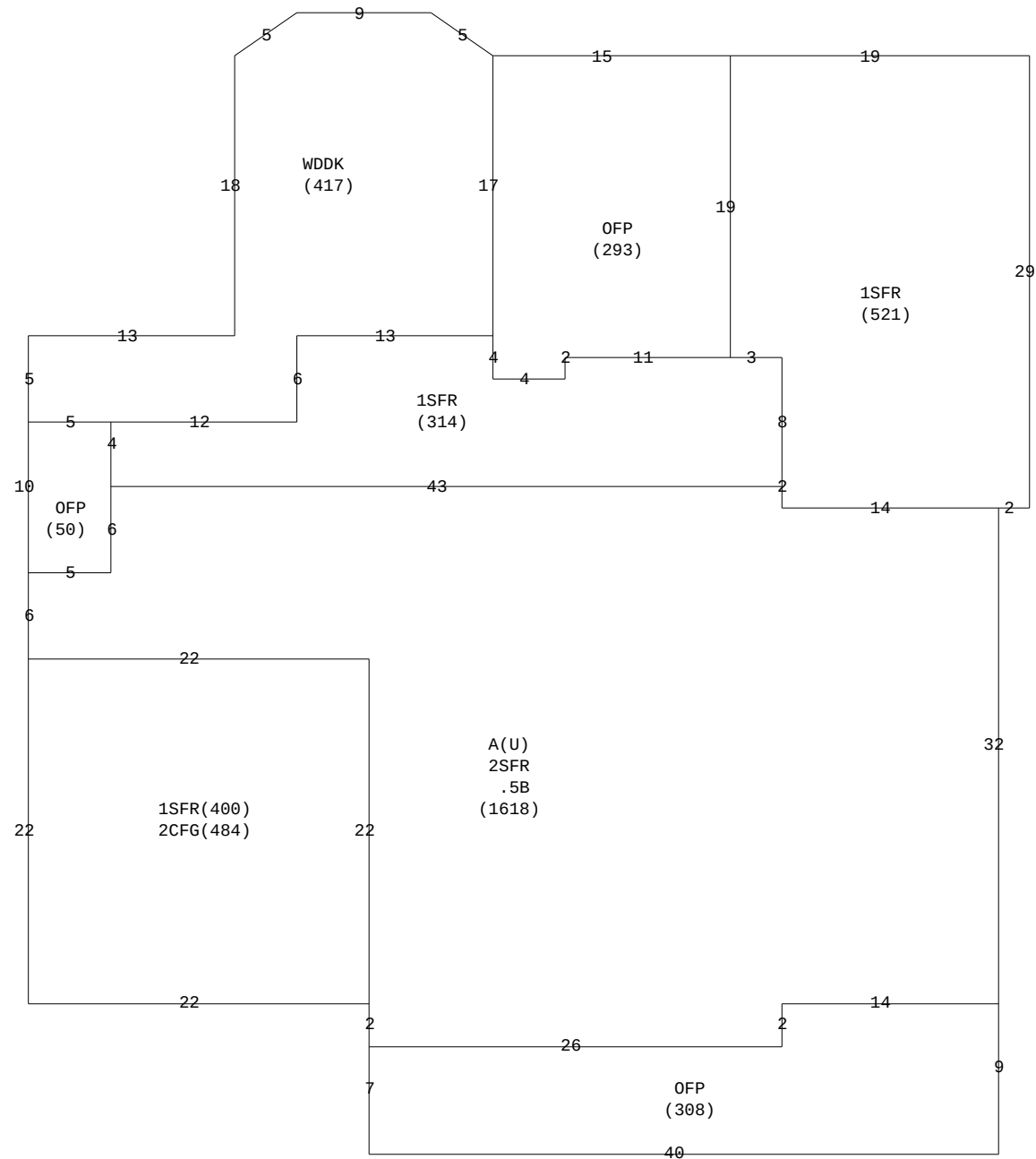
Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	484	21,597
G Garages	FSF Full-story fin o/gar	400	26,794
L Living Area	AIR Air conditioning	400	1,216
P Porches, Patios, Decks	FOFF Frame open first flo	308	18,765
P Porches, Patios, Decks	FOFF Frame open first flo	293	17,851
L Living Area	FRFF Frame first floor	314	35,947
L Living Area	AIR Air conditioning	314	955
P Porches, Patios, Decks	DECK Wood deck	417	11,046
P Porches, Patios, Decks	FOFF Frame open first flo	50	3,046
L Living Area	FRFF Frame first floor	521	59,645
L Living Area	AIR Air conditioning	521	1,584

Total additions 198,446

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	26	40	1,040	55.95		C	58,188	50	29,100
Block Detach Garage									
RS1 Frame	14	16	224	30.00		C	6,720	50	3,400
Utility Shed									
Value at 70%			22,750				Value at 100%		32,500



144 NEW ROAD ADDED TO 126 NEW ROAD