

Property at 00140 NEW ROAD

Prop ID 3280140

Printed 07-Feb-2024 9:15 AM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: GARSSON TERESE TARTAGLIA  
Second name:  
Address: 140 NEW ROAD  
City/state: AVON CT Zip: 06001

## Location Information

Map: 010 Clerk map: 97 091  
Lot: 3280140 Neigh.: Zone: R30 Vol: 758 Page: 921

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .69  | 87,500  |
| Resident Dwelling | 1.00 | 157,980 |
| Resident Outbldg  | 1.00 | 16,520  |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 28-Apr-2021  
Sale price: 327,500  
Sale valid:

## Values

| Resident Excess | 1.99 | 10,450 |
|-----------------|------|--------|
|                 |      |        |

## Summary

| Total assessments | 272,450 |
|-------------------|---------|
| Total exemptions  |         |
| Net assessment    | 272,450 |

## Utilities

| Water | Connecticut |
|-------|-------------|
| Sewer | Septic      |
| Gas   | None        |

## Sales ratios

Cost/sale : 1.1884  
Mkt/sale :  
Assmt/sale: .8319

## 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  | 1.990      | 7,500   | 14,925  |      |      | 14,925  | 10,448    |
| Residual     |     | 86,684     |         |         |      |      |         |           |

2.680 acres Total land value 139,925 97,948

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium        |
|----------------|------|------------------|--------------------|
| Style          | 04   | Colonial         |                    |
| Exterior Walls | 01   | Clapboards       |                    |
| Roof Material  | 01   | Asphalt Shingles | Story Height 2.0   |
| Roof Type      | 01   | Gable            |                    |
| Foundation     | 01   | Poured Concrete  | Total Rooms 9      |
| Interior Walls | 01   | Plaster          | Garage cars 5      |
| Floors         | 01   | Hardwood         | Bedrooms 5         |
| Heating System | 01   | Hot Water        | Family Rooms 1     |
| Fuel           | 01   | Oil              | Dormer linear f    |
| Attic          | 99   | None             | Full Baths 3       |
| Grade          | 37   | B-               | Masonry trim sf    |
| Garage         | 99   | None             | Half Baths 1       |
| Area Over Gar. | 99   | None             | Finish bsmt sz     |
| Basement       | 01   | Full             | Addtn'l fixtures 1 |
| Bsmt Fin Qual  | 01   | Unfinished       | Rec Room Size      |
| Air Condition  | 99   | None             | Living area 2,040  |
| Interior Cond  | 05   | Good             | Whirlpools         |
| Exterior Cond  | 05   | Good             | # Living Units     |

Actual Year Built: 1870

## Building Valuation Summary

| Dwelling       | Frame | 2 story w/bsmt   | Area | 209,610 |
|----------------|-------|------------------|------|---------|
| Basement       | Full  |                  | 720  |         |
| Heating        | Yes   | A/C No           |      |         |
| Plumbing       | 3 F/B | H/B 1 Add'l fix. | Wh/p | 10,500  |
| Attic          | None  | Attic size:      |      |         |
| Additions      |       |                  |      | 69,896  |
| Other Features |       | WB Stks          |      | 6,750   |

|              |    |                           |         |
|--------------|----|---------------------------|---------|
| Sub-Total    |    |                           | 296,756 |
| Grade        | B- | Factor 1.1700             | 347,205 |
| CDU          |    | C&D Factor 1.00           | 347,205 |
| Depreciation |    | 35 %                      | 225,683 |
|              |    | Computed cost value @ 70% | 157,978 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| P Porches, Patios, Decks | CPAT Concrete patio       | 100  | 852    |
| P Porches, Patios, Decks | DECK Wood deck            | 30   | 795    |
| P Porches, Patios, Decks | CPAT Concrete patio       | 30   | 256    |
| L Living Area            | FRFF Frame first floor    | 300  | 34,344 |
| L Living Area            | FRUF Frame upper full     | 300  | 25,119 |
| P Porches, Patios, Decks | FOFF Frame open first flo | 140  | 8,530  |

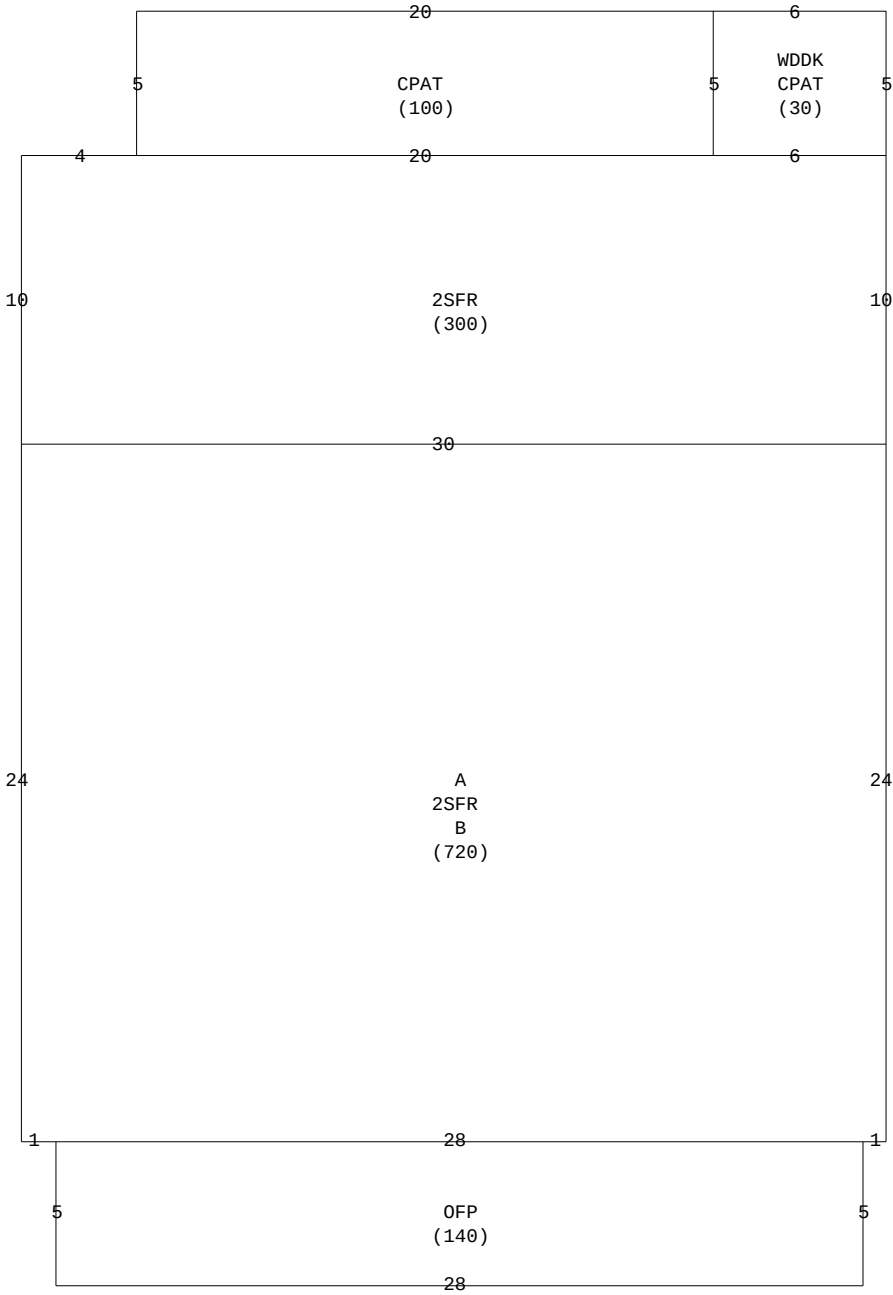
Total additions 69,896

## Outbuilding Information

| Description   | Wid | Len | Area  | Rate  | Year | Cnd | RCN    | Depr | Value  |
|---------------|-----|-----|-------|-------|------|-----|--------|------|--------|
| AB2 Flat barn | 26  | 48  | 1,248 | 37.75 |      | C   | 47,112 | 50   | 23,600 |

Value at 70% 16,520

Value at 100% 23,600



NAME CHANGE FROM SLATER TO FORNER V 549 P 374 10-5-06  
NAME CHANGE FORNER TO TAMMY FORNER-DOWLING V 662 P 1123 6-18-13