

Property at 00150 NEW ROAD

Prop ID 3280150

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

Administrative Information

Owner name: GUARINO JAYNE A
 Second name:
 Address: 150 NEW ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map:
 Lot: 3280150 Neigh.: Zone: R30 Vol: 522 Page: 618

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 01-Aug-1991
Resident Land	.92	87,500				Sale price: 90,000
Resident Dwelling	1.00	154,530				Sale valid:
Resident Outbldg	2.00	13,720				Values
Resident Excess	.05	260				Mkt value :
						Cost value: 365,729
Summary			Utilities		Sales ratios	
Total assessments		256,010	Water	Well	Cost/sale :	4.0637
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		256,010	Gas	None	Assmt/sale:	2.8446

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	.050	7,500	375			375	263
Residual		2,178						
		.970 acres	Total land value				125,375	87,763

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	02	Unfinished	Dormer linear f	
Grade	33	C+	Full Baths	3
Garage	32	Detached 2 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	
Air Condition	99	None	Whirlpools	2,056
Interior Cond	05	Good	Living area	
Exterior Cond	05	Good	# Living Units	
			Actual Year Built: 1956	

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	799
Basement	Full		225,040
Heating	Yes	A/C No	
Plumbing	3 F/B	H/B Add'l fix.	Wh/p Saunas
Attic	Unfinished	Attic size: 799	10,000
Additions			11,855
Other Features	WB Stks		60,821
			6,750
Sub-Total			314,466
Grade	C+	Factor 1.0800	339,623
CDU		C&D Factor 1.00	339,623
Depreciation		35 %	220,755
Computed cost value @ 70%			154,529

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	396	45,334
P Porches, Patios, Decks	FOFF Frame open first flo	161	9,809
L Living Area	OVER Frame Overhang	62	5,678
Total additions			60,821

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	24	26	624	55.95		C	34,913	50	17,500
Block Detach Garage									
RS1 Frame	10	14	140	30.00		C	4,200	50	2,100
Utility Shed									
Value at 70%		13,720	Value at 100%		19,600				

