

Property at 00159 NEW ROAD

Prop ID 3280159

Printed 07-Feb-2024 9:16 AM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: BRIDGEWATER CARLA  
Second name:  
Address: 159 NEW ROAD  
City/state: AVON CT Zip: 06001

## Location Information

Map: 010 Clerk map: 15 007  
Lot: 3280159 Neigh.: Zone: R30 Vol: 744 Page: 1294

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .92  | 87,500  |
| Resident Dwelling | 1.00 | 328,560 |

## Exemptions

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

## Last sale

Sale date: 05-Apr-2018  
Sale price: 78,000  
Sale valid:

## Values

| Resident Excess |       |  |
|-----------------|-------|--|
| .44             | 2,330 |  |

Mkt value :  
Cost value: 597,700

## Summary

| Total assessments |         |
|-------------------|---------|
| 418,390           |         |
| Total exemptions  |         |
| Net assessment    | 418,390 |

## Utilities

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

## Sales ratios

Cost/sale : 7.6628  
Mkt/sale :  
Assmt/sale: 5.3640

## 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  | .444       | 7,500   | 3,330   |      |      | 3,330   | 2,331     |
| Residual     |     | 19,341     |         |         |      |      |         |           |

1.364 acres Total land value 128,330 89,831

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |       |
|----------------|------|------------------|-------------------------|-------|
| Style          | 01   | Ranch            |                         |       |
| Exterior Walls | 04   | Vinyl Siding     |                         |       |
| Roof Material  | 01   | Asphalt Shingles | Story Height 1.0        |       |
| Roof Type      | 01   | Gable            |                         |       |
| Foundation     | 01   | Poured Concrete  | Total Rooms             | 5     |
| Interior Walls | 02   | Drywall          | Garage cars             | 2     |
| Floors         | 01   | Hardwood         | Bedrooms                | 2     |
| Heating System | 02   | Forced Hot Air   | Unfinished area         |       |
| Fuel           | 07   | Propane Gas      | Family Rooms            | 1     |
| Attic          | 99   | None             | Dormer linear f         |       |
| Grade          | 33   | C+               | Full Baths              | 3     |
| Garage         | 22   | Attached 2 car   | Masonry trim sf         |       |
| Area Over Gar. | 99   | None             | Half Baths              |       |
| Basement       | 04   | Full with walk-o | Finish bsmt sz          |       |
| Bsmt Fin Qual  | 03   | Rec Room W/ Air  | Addn'l fixtures         | 2     |
| Air Condition  | 01   | Central Air      | Rec Room Size           | 800   |
| Interior Cond  | 05   | Good             | Living area             | 2,252 |
| Exterior Cond  | 05   | Good             | Whirlpools              |       |
|                |      |                  | # Living Units          | 1     |
|                |      |                  | M/F stacks              |       |
|                |      |                  | W/B stacks              |       |
|                |      |                  | W/B openings            |       |
|                |      |                  | Actual Year Built: 2019 |       |

## Building Valuation Summary

| Dwelling       | Frame          | 1 story w/bsmt   | Area  |         |
|----------------|----------------|------------------|-------|---------|
| Basement       | Full with walk |                  | 2,252 | 342,850 |
| Heating        | Yes            | A/C Yes          |       | 9,780   |
| Plumbing       | 3 F/B          | H/B 2 Add'l fix. | Wh/p  | 11,000  |
| Attic          | None           | Attic size:      |       |         |
| Additions      |                |                  |       | 73,793  |
| Other Features |                | RR               |       | 20,049  |

|              |    |                           |         |
|--------------|----|---------------------------|---------|
| Sub-Total    |    |                           | 457,472 |
| Grade        | C+ | Factor 1.0800             | 494,070 |
| CDU          |    | C&D Factor 1.00           | 494,070 |
| Depreciation |    | 5 %                       | 469,367 |
|              |    | Computed cost value @ 70% | 328,557 |

## Building additions

| Category                 | Type                      | Area  | Value  |
|--------------------------|---------------------------|-------|--------|
| G Garages                | FRL Attached frame GT 65  | 1,281 | 57,391 |
| P Porches, Patios, Decks | FOFF Frame open first flo | 144   | 8,773  |
| P Porches, Patios, Decks | DECK Wood deck            | 288   | 7,629  |

Total additions 73,793

