

Property at 00160 NEW ROAD

Prop ID 3280160

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Administrative Information

Owner name: IVANY RICHARD D & PAULA S TTEES
Second name:
Address: 160 NEW ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map:
Lot: 3280160 Neigh.: Zone: R30 Vol: 771 Page: 384

Assessments

Assmt category	Qty	Amount
Resident Land	.92	87,500
Resident Dwelling	1.00	218,380
Resident Outbldg	4.00	18,410

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 28-Jun-1965
Sale price:
Sale valid:

Values

Resident Excess	8.28	21,740	
Mkt value :			
Cost value:		494,329	

Summary

Total assessments	346,030	
Total exemptions		
Net assessment	346,030	

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale :
Mkt/sale :
Assmt/sale:

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	8.280	7,500	62,100	.50		31,050	21,735
Residual	360,677							

9.200 acres

Total land value

156,050

109,235

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	8
Interior Walls	01	Plaster	Bedrooms	4
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	37	B-	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	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1860	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	675	200,820
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas	5,000
Attic	None	Attic size:			
Additions					197,648
Other Features		WB Stks			6,750
Sub-Total					410,218
Grade	B-	Factor 1.1700			479,955
CDU		C&D Factor 1.00			479,955
Depreciation		35 %			311,971
Computed cost value @ 70%					218,380

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	468	12,397
P Porches, Patios, Decks	FOFF Frame open first flo	300	18,278
L Living Area	OVER Frame Overhang	48	4,396
L Living Area	OVER Frame Overhang	8	733
L Living Area	FRFF Frame first floor	480	54,951
L Living Area	FRFF Frame first floor	63	7,212
L Living Area	FRFF Frame first floor	432	49,456
L Living Area	FRUF Frame upper full	432	36,171
L Living Area	BSMT Basement addition	432	7,961
P Porches, Patios, Decks	FOFF Frame open first flo	100	6,093

Total additions 197,648

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	12	24	288	55.95		C	16,114	50	8,100
Block Detach Garage									
RG1 Frame or Con	12	24	288	55.95		C	16,114	50	8,100
Block Detach Garage									
RS1 Frame	13	26	338	30.00		C	10,140	50	5,100
Utility Shed									
RS1 Frame	12	28	336	30.00		C	10,080	50	5,000
Utility Shed									
Value at 70%		18,410					Value at 100%		26,300

