

Property at 00175 NEW ROAD

Prop ID 3280175

Printed 18-Oct-2024 12:52 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: GAFFAR MIJIDA ABDUL AND
 Second name: AYACH MOUHANAD
 Address: 175 NEW ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map:
 Lot: 3280175 Neigh.: Zone: R30 Vol: 708 Page: 1194

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 26-Apr-2017
Resident Land	.92	65,630				Sale price: 517,500
Resident Dwelling	1.00	387,540				Sale valid:
Resident Outbldg	2.00	14,560				Values
Resident Excess	1.54	8,090				Mkt value :
						Cost value: 679,743
Summary			Utilities		Sales ratios	
Total assessments		475,820	Water	Well	Cost/sale :	1.3135
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		475,820	Gas	None	Assmt/sale:	.9195

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	125,000	125,000		.25	93,750	65,625
Primary Site		40,075						
RES	12	1.540	7,500	11,550			11,550	8,085
Residual		67,082						
		2.460 acres	Total land value				105,300	73,710

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	07	Propane Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	4
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	950
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,642
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 2007	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,386	339,680
Basement	Full with walk				
Heating	Yes	A/C Yes			9,730
Plumbing	4 F/B	1 H/B	4 Add'l fix.	1 Wh/p	23,000
Attic	None		Attic size:		
Additions					109,649
Other Features		WB Stks	RR		30,558
Sub-Total					512,617
Grade	B+	Factor 1.3500			692,033
CDU		C&D Factor 1.00			692,033
Depreciation		20 %			553,626
		Computed cost value @ 70%			387,538

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	830	37,186
G Garages	FSF Full-story fin o/gar	830	55,597
L Living Area	AIR Air conditioning	830	2,523
P Porches, Patios, Decks	DECK Wood deck	364	9,642
L Living Area	FRFF Frame first floor	40	4,579
L Living Area	AIR Air conditioning	40	122
Total additions			109,649

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	16	26	416	74.05	2021	B	38,814	50	19,400
RS1 Frame Utility Shed	8	12	96	30.00	2020	C	2,880	50	1,400
Value at 70%			14,560				Value at 100%		20,800

