

Property at 00176 NEW ROAD

Prop ID 3280176

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Administrative Information

Owner name: BUSHA WILLIAM B
 Second name:
 Address: 176 NEW ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map:
 Lot: 3280176 Neigh.: Zone: R30 Vol: 489 Page: 175

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 27-Dec-1989
Resident Land	.92	87,500				Sale price:
Resident Dwelling	1.00	113,240				Sale valid:
Resident Outbldg	3.00	15,470				Values
						Mkt value :
Resident Excess	4.80	25,220				Cost value: 344,900
Summary			Utilities		Sales ratios	
Total assessments		241,430	Water	Well		Cost/sale :
Total exemptions			Sewer	Septic		Mkt/sale :
Net assessment		241,430	Gas	None		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	4.803	7,500	36,023			36,023	25,216
Residual		209,219						
5.723 acres				Total land value			161,023	112,716

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	17	Old style		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	01	Plaster	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	30	C	Whirlpools	
Garage	32	Detached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	03	Partial > half	W/B stacks	
Bsmt Fin Qual	01	Unfinished	W/B openings	
Air Condition	99	None		
Interior Cond	03	Fair		
Exterior Cond	03	Fair	Actual Year Built: 1860	

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	864
Basement	Partial > half		237,730
Heating	Yes	A/C No	-2,260
Plumbing	1 F/B	H/B Add'l fix.	
Attic	None	Wh/p Saunas	
Additions		Attic size:	13,405
Other Features			
Sub-Total			248,875
Grade	C	Factor 1.0000	248,875
CDU		C&D Factor 1.00	248,875
Depreciation		35 %	161,769
		Computed cost value @ 70%	113,238

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	66	7,556
P Porches, Patios, Decks	FOFF Frame open first flo	96	5,849
Total additions			13,405

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	20	22	440	55.95		D	19,202	50	9,600
Block Detach Garage									
AB2 Flat barn	20	36	720	37.75		D	21,200	50	10,600
RS1 Frame	10	16	160	30.00		D	3,744	50	1,900
Utility Shed									
Value at 70%			15,470				Value at 100%		22,100

