Town of Avon Residential Property Card

Property at 00189 NEW ROAD | Prop ID 3280189 | Printed 07-Feb-2024 9:17 AM | Design and Layout (C) Right/Angles

Administrative Information

Owner name: PYZIK PIOTR P &
Second name: MANZI JENNY L
Address: 189 NEW ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 016 Clerk map:
Lot: 3280189 Neigh.: Zone: R30 Vol: 625 Page: 644

Assessments

Assmt category	Qty	Amount
Resident Land	.92	87,500
Resident Dwellng	1.00	143,750
Resident Outbldg	1.00	13,300

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 20-Jun-2011
Sale price: 300,000
Sale valid:

Values

Mkt value :
Cost value: 349,357

Summary

Total assessments	244,550
Total exemptions	
Net assessment	244,550

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.1645
Mkt/sale :
Assmt/sale: .8152

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					
		.920 acres		Total land value		125,000	87,500

Residential Dwelling Information

Subject	Code	Description
Style	08	Raised Ranch
Exterior Walls	10	Vertical Siding
Roof Material	01	Asphalt Shingles
Roof Type	01	Gable
Foundation	01	Poured Concrete
Interior Walls	02	Drywall
Floors	05	W/W over sub-flo
Heating System	01	Hot Water
Fuel	01	Oil
Attic	99	None
Grade	37	B-
Garage	12	Basement 2 car
Area Over Gar.	01	Fully Finished
Basement	01	Full
Bsmt Fin Qual	03	Rec Room W/ Air
Air Condition	99	None
Interior Cond	05	Good
Exterior Cond	05	Good

Condominium

Story Height 1.0

Total Rooms	6	Garage cars	2
Bedrooms	3	Unfinished area	
Family Rooms	1	Dormer linear f	
Full Baths	2	Masonry trim sf	
Half Baths	1	Finish bsmt sz	
Addtn'l fixtures		Rec Room Size	336
Whirlpools		Living area	1,372
Saunas		# Living Units	
M/F stacks			
W/B stacks	1		
W/B openings	1		

Actual Year Built: 1979

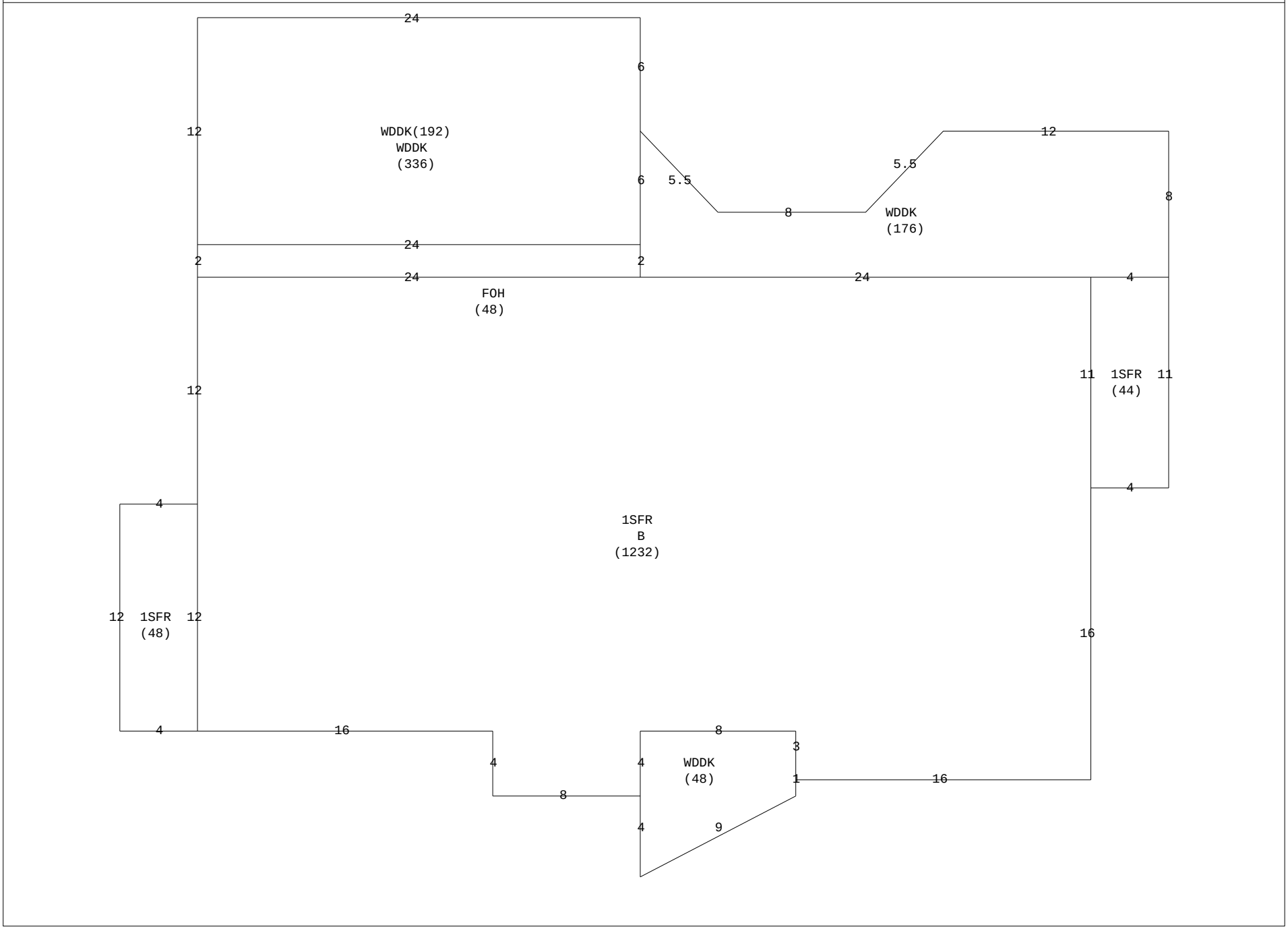
Building Valuation Summary

						Area	
Dwelling	Frame	1 story w/bsmt				1,232	208,620
Basement	Full						
Heating	Yes	A/C	No				
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas		8,500
Attic	None	Attic size:					
Additions							32,743
Other Features		WB Stks	RR	Bsmt Gar			20,170
Sub-Total							270,033
Grade	B-	Factor 1.1700					315,939
CDU		C&D Factor 1.00					315,939
Depreciation		35 %					205,360
		Computed cost value @ 70%					143,752

Building additions

Category		Type		Area	Value
P	Porches, Patios, Decks	DECK	Wood deck	48	1,272
L	Living Area	OVER	Frame Overhang	44	4,030
P	Porches, Patios, Decks	DECK	Wood deck	176	4,662
L	Living Area	OVER	Frame Overhang	48	4,396
P	Porches, Patios, Decks	DECK	Wood deck	336	8,901
P	Porches, Patios, Decks	DECK	Wood deck	192	5,086
L	Living Area	OVER	Frame Overhang	48	4,396
			Total additions		32,743

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	16	32	512	74.05		C	37,914	50	19,000
Value at 70%			13,300				Value at 100%		19,000

Property at 00189 NEW ROAD Prop ID 3280189 Card 01 Scale: 1" = 6.94 feet