

Property at 00192 NEW ROAD

Prop ID 3280192

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Administrative Information

Owner name: NICKEL TODD D & KELLY K
 Second name:
 Address: 192 NEW ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 016 Clerk map:
 Lot: 3280192 Neigh.: Zone: R30 Vol: 528 Page: 466

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 29-Aug-2005
Resident Land	.92	87,500				Sale price: 400,000
Resident Dwelling	1.00	161,400				Sale valid: Y
Resident Outbldg	2.00	14,630				
					Values	
Resident Excess	.88	4,620				Mkt value : Cost value: 383,071
Summary			Utilities		Sales ratios	
Total assessments	268,150		Water	Well	Cost/sale :	.9577
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	268,150		Gas	None	Assmt/sale:	.6704

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	.880	7,500	6,600			6,600	4,620
Residual		38,333						
				1.800 acres	Total land value		131,600	92,120

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	17	Old style		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	01	Plaster	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	07	Propane Gas	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	33	C+	Whirlpools	
Garage	99	None	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	01	Unfinished	W/B openings	2
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1875	

Building Valuation Summary

		Area	
Dwelling	Frame	1 1/2 story w/bsmt	432
Basement	Full		133,730
Heating	Yes	A/C No	
Plumbing	2 F/B	1 H/B	Add'l fix.
Attic	None		Wh/p
Additions			Saunas
Other Features			8,500
			172,712
			13,500
			328,442
Sub-Total			
Grade	C+	Factor 1.0800	354,717
CDU		C&D Factor 1.00	354,717
Depreciation		35 %	230,566
			161,396

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	F0FF Frame open first flo	324	19,740
P Porches, Patios, Decks	FEFF Frame enclosed first	66	6,294
L Living Area	OVER Frame Overhang	13	1,191
L Living Area	FRFF Frame first floor	734	84,029
L Living Area	FRUF Frame upper full	734	61,458
Total additions			172,712

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	12	120	30.00		C	3,600	50	1,800
Utility Shed									
AB1 Bank barn			580	65.80	1992	C	38,164	50	19,100
Value at 70%			14,630	Value at 100%			20,900		

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Prop ID 3280192 Card 0:

Scale: 1" = 6.03 feet

