

Property at 00197 NEW ROAD

Prop ID 3280197

Printed 26-Sep-2025 8:33 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: BERARD MICHAEL T AND
 Second name: SARAH O
 Address: 197 NEW ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 016 Clerk map:
 Lot: 3280197 Neigh.: Zone: R30 Vol: 680 Page: 591

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 21-Nov-2014
Resident Land	.92	87,500				Sale price: 375,000
Resident Dwelling	1.00	314,430				Sale valid:
						Values
Resident Excess	.58	3,050				Mkt value :
						Cost value: 578,543
Summary			Utilities		Sales ratios	
Total assessments		404,980	Water	Well		Cost/sale : 1.5428
Total exemptions			Sewer	Septic		Mkt/sale :
Net assessment		404,980	Gas	None		Assmt/sale: 1.0799

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	.580	7,500	4,350		4,350	3,045
Residual		25,265					
1.500 acres				Total land value		129,350	90,545

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,080	279,920
Basement	Full with walk				
Heating	Yes	A/C Yes			8,040
Plumbing	2 F/B	1 H/B	Add'l fix.	1 Wh/p	Saunas 11,000
Attic	None		Attic size:		
Additions					120,389
Other Features		WB Stks	RR		24,293
Sub-Total					443,642
Grade	B+	Factor 1.3500			598,917
CDU		C&D Factor 1.00			598,917
Depreciation		25 %			449,188
Computed cost value @ 70%					314,432

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	552	24,250
G Garages	FSF Full-story fin o/gar	384	25,722
L Living Area	AIR Air conditioning	384	1,167
P Porches, Patios, Decks	DECK Wood deck	232	6,146
L Living Area	OVER Frame Overhang	24	2,198
L Living Area	OVER Frame Overhang	24	2,198
L Living Area	AIR Air conditioning	48	146
L Living Area	BSMT Basement addition	384	7,076
L Living Area	FRFF Frame first floor	384	43,961
L Living Area	AIR Air conditioning	384	1,167
P Porches, Patios, Decks	DECK Wood deck	240	6,358

Total additions 120,389

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	2
Garage	22	Attached 2 car	Half Baths	1
Area Over Gar.	01	Fully Finished	Masonry trim sf	
Basement	04	Full with walk-o	Addtn'l fixtures	
Bsmt Fin Qual	03	Rec Room W/ Air	Rec Room Size	700
Air Condition	01	Central Air	Whirlpools	1
Interior Cond	05	Good	Living area	2,976
Exterior Cond	05	Good	# Living Units	1
Actual Year Built: 2001				

