

Property at 00212 NEW ROAD

Prop ID 3280212

Printed 30-Dec-2025 10:30 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: BATTISTONI DIANNE AND
Second name: JOHN TRUSTEES
Address: 212 NEW ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 016 Clerk map:
Lot: 3280212 Neigh.: Zone: R30 Vol: 475 Page: 049

Assessments

Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 28-Apr-1969
Resident Land	.70	87,500	AAA	Veteran	1,000	Sale price:
Resident Dwelling	1.00	112,150	CAB	Add Vet	500	Sale valid:
			DAC	Veteran	10,000	

Last sale

Values
Mkt value :
Cost value: 285,214

Summary

Total assessments	199,650	Water	Well	Cost/sale :
Total exemptions	11,500	Sewer	Septic	Mkt/sale :
Net assessment	188,150	Gas	None	Assmt/sale:

Utilities

Sales ratios

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.700	125,000	125,000			125,000	87,500
Primary Site		30,492						

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

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	08	Raised Ranch	
Exterior Walls	03	Aluminum Siding	
Roof Material	01	Asphalt Shingles	Story Height 1.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 7 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 3 Unfinished area
Floors	01	Hardwood	Family Rooms Dormer linear f
Heating System	05	Electric B/B	Full Baths 1 Masonry trim sf
Fuel	03	Electric	Half Baths Finish bsmt sz
Attic	99	None	Addn'l fixtures Rec Room Size
Grade	30	C	Whirlpools Living area 1,396
Garage	12	Basement 2 car	Saunas # Living Units
Area Over Gar.	01	Fully Finished	M/F stacks
Basement	01	Full	W/B stacks 1
Bsmt Fin Qual	01	Unfinished	W/B openings 2
Air Condition	99	None	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1972

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	223,360
Basement	Full		1,344	
Heating	Yes	A/C No		
Plumbing	1 F/B	H/B Add'l fix. Wh/p	Saunas	
Attic	None	Attic size:		
Additions				8,867
Other Features	WB Stks	Bsmt Gar		14,250

Sub-Total		246,477
Grade C	Factor 1.0000	246,477
CDU	C&D Factor 1.00	246,477
Depreciation	35 %	160,210
	Computed cost value @ 70%	112,147

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	BPAT Brick/flagstone pati	180	4,105
L Living Area	OVER Frame Overhang	52	4,762

Total additions 8,867

