

Property at 00234 NEW ROAD

Prop ID 3280234

Printed 07-Feb-2024 9:20 AM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: DENOI MADELINE M  
Second name:  
Address: 234 NEW ROAD  
City/state: AVON CT Zip: 06001

## Location Information

Map: 016 Clerk map:  
Lot: 3280234 Neigh.: Zone: R30 Vol: 092 Page: 361

## Assessments

| Assmt category    | Qty  | Amount  | Exempt | Cat     | Amount | Sale date: 07-May-1976             |
|-------------------|------|---------|--------|---------|--------|------------------------------------|
| Resident Land     | .92  | 87,500  | AAA    | Veteran | 1,000  | Sale price: 64,000                 |
| Resident Dwelling | 1.00 | 139,190 | BAD    | Add Vet | 2,000  | Sale valid:                        |
|                   |      |         | DAC    | Veteran | 10,000 | Values                             |
| Resident Excess   | 4.34 | 22,790  |        |         |        | Mkt value :<br>Cost value: 356,400 |

## Summary

| Summary           |  |         | Utilities |        | Sales ratios       |
|-------------------|--|---------|-----------|--------|--------------------|
| Total assessments |  | 249,480 | Water     | Well   | Cost/sale : 5.5688 |
| Total exemptions  |  | 13,000  | Sewer     | Septic | Mkt/sale :         |
| Net assessment    |  | 236,480 | Gas       | None   | Assmt/sale: 3.8981 |

## 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  | 4.340      | 7,500   | 32,550  |           | 32,550  | 22,785    |
| Residual     |     | 189,050    |         |         |           |         |           |

5.260 acres

Total land value

157,550

110,285

## Building Valuation Summary

|                |                    |                  |      |        | Area  |         |
|----------------|--------------------|------------------|------|--------|-------|---------|
| Dwelling       | Frame              | 1 story w/bsmt   |      |        | 1,456 | 238,100 |
| Basement       | Full               |                  |      |        |       |         |
| Heating        | Yes                | A/C No           |      |        |       |         |
| Plumbing       | 3 F/B              | H/B 1 Add'l fix. | Wh/p | Saunas |       | 10,500  |
| Attic          | None               | Attic size:      |      |        |       |         |
| Additions      |                    |                  |      |        |       | 4,579   |
| Other Features | Mason Trim WB Stks | RR               |      |        |       | 30,074  |

|              |    |                           |  |  |  |         |
|--------------|----|---------------------------|--|--|--|---------|
| Sub-Total    |    |                           |  |  |  | 283,253 |
| Grade        | C+ | Factor 1.0800             |  |  |  | 305,913 |
| CDU          |    | C&D Factor 1.00           |  |  |  | 305,913 |
| Depreciation |    | 35 %                      |  |  |  | 198,843 |
|              |    | Computed cost value @ 70% |  |  |  | 139,190 |

## Building additions

| Category      | Type                |  | Area | Value |
|---------------|---------------------|--|------|-------|
| L Living Area | OVER Frame Overhang |  | 22   | 2,015 |
| L Living Area | OVER Frame Overhang |  | 28   | 2,564 |

Total additions 4,579

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |
|----------------|------|------------------|-------------------------|
| Style          | 08   | Raised Ranch     |                         |
| Exterior Walls | 01   | Clapboards       |                         |
| Roof Material  | 01   | Asphalt Shingles | Story Height 1.0        |
| Roof Type      | 01   | Gable            |                         |
| Foundation     | 01   | Poured Concrete  | Total Rooms 6           |
| Interior Walls | 02   | Drywall          | Garage cars             |
| Floors         | 01   | Hardwood         | Bedrooms 4              |
| Heating System | 01   | Hot Water        | Unfinished area         |
| Fuel           | 01   | Oil              | Family Rooms 1          |
| Attic          | 99   | None             | Dormer linear f         |
| Grade          | 33   | C+               | Full Baths 3            |
| Garage         | 99   | None             | Masonry trim sf 144     |
| Area Over Gar. | 99   | None             | Half Baths              |
| Basement       | 01   | Full             | Finish bsmt sz 168      |
| Bsmt Fin Qual  | 06   | RR w/o air,L w/o | Addtn'l fixtures 1      |
| Air Condition  | 99   | None             | Rec Room Size 624       |
| Interior Cond  | 05   | Good             | Whirlpools              |
| Exterior Cond  | 05   | Good             | Living area 1,506       |
|                |      |                  | # Living Units          |
|                |      |                  | M/F stacks              |
|                |      |                  | W/B stacks 1            |
|                |      |                  | W/B openings 2          |
|                |      |                  | Actual Year Built: 1974 |

