

Property at 00245 NEW ROAD

Prop ID 3280245

Printed 18-Oct-2024 12:53 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: BEARS KEVIN FITZGERALD
 Second name:
 Address: 245 NEW ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 016 Clerk map:
 Lot: 3280245 Neigh.: Zone: R30 Vol: 765 Page: 696

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 07-Sep-2021
Resident Land	.92	87,500				Sale price: 400,000
Resident Outbldg	3.00	10,500				Sale valid:
Resident Dwelling	1.00	161,620				Values
Resident Excess	2.00	10,500				Mkt value :
Summary			Utilities		Sales ratios	
Total assessments	270,120		Water	Well	Cost/sale :	.9647
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	270,120		Gas	None	Assmt/sale:	.6753

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	2.000	7,500	15,000			15,000	10,500
Residual	87,120							
2.920 acres		Total land value		140,000	98,000			

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	17	Old style		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	03	Field Stone	Total Rooms	7
Interior Walls	01	Plaster	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	1
Grade	33	C+	Whirlpools	
Garage	32	Detached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	
Bsmt Fin Qual	01	Unfinished	W/B openings	
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1860	

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				520	170,550
Basement	Full with walk						
Heating	Yes	A/C	Yes				4,960
Plumbing	2 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas		9,000
Attic	None		Attic size:				
Additions							144,381
Other Features							
Sub-Total							328,891
Grade	C+		Factor 1.0800				355,202
CDU			C&D Factor 1.00				355,202
Depreciation			35 %				230,881
Computed cost value @ 70%							161,617

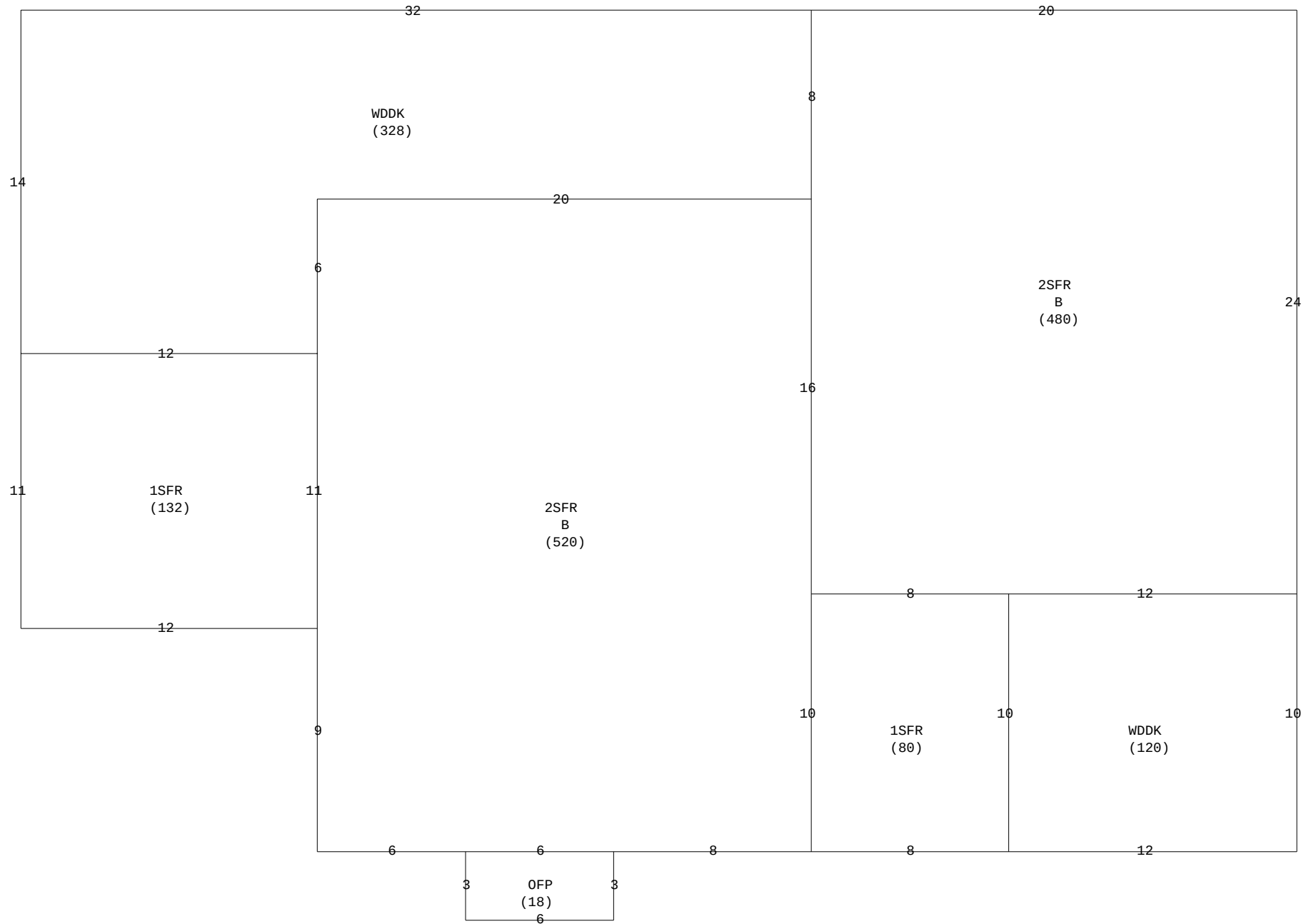
Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	328	8,689
L Living Area	FRFF Frame first floor	480	54,951
L Living Area	FRUF Frame upper full	480	40,190
L Living Area	BSMT Basement addition	480	8,845
L Living Area	FRFF Frame first floor	132	15,111
L Living Area	FRFF Frame first floor	80	9,158
P Porches, Patios, Decks	FOFF Frame open first flo	18	1,097
P Porches, Patios, Decks	DECK Wood deck	120	3,179
L Living Area	AIR Air conditioning	480	1,459
L Living Area	AIR Air conditioning	480	1,459
L Living Area	AIR Air conditioning	80	243
Total additions		144,381	

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	18	20	360	55.95		D	15,711	50	7,900
Block Detach Garage									
AB2 Flat barn	16	20	320	37.75		D	9,422	50	4,700
RS1 Frame	16	13	208	30.00		D	4,867	50	2,400
Utility Shed									
Value at 70%	10,500						Value at 100%		15,000

Scale: 1" = 5.58 feet



2SFR ADDITION 480 SQUARE FEET BUILT IN 1986.