

Property at 00246 NEW ROAD

Prop ID 3280246

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Administrative Information

Owner name: PENROD NANCY GARCIA AND
 Second name: PENROD NORMAN W II
 Address: 246 NEW ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 016 Clerk map:
 Lot: 3280246 Neigh.: Zone: R30 Vol: 796 Page: 494

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 20-Aug-2024	
Resident Land	.92	87,500			Sale price: 560,000	
Resident Dwelling	1.00	289,110			Sale valid:	
Resident Outbldg	1.00	1,260			Values	
					Mkt value :	
Resident Excess	.52	2,730			Cost value: 543,714	
Summary			Utilities		Sales ratios	
Total assessments		380,600	Water	Well	Cost/sale :	.9709
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		380,600	Gas	None	Assmt/sale:	.6796

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	.520	7,500	3,900		3,900	2,730
Residual		22,651					
1.440 acres				Total land value		128,900	90,230

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	07	Split Level		
Exterior Walls	05	Stucco		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	01	Fully Finished	Addtn'l fixtures	
Grade	37	B-	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	99	None		
Interior Cond	06	Very Good		
Exterior Cond	06	Very Good	Actual Year Built: 1979	

Building Valuation Summary

			Area	
Dwelling	Frame	1 story w/bsmt	990	176,780
Basement	Full			
Heating	Yes	A/C No		
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p
Attic	Fully Finished		Attic size: 990	Saunas
Additions				8,500
Other Features	Mason Trim	WB Stks		28,608
				211,397
				15,965
Sub-Total				441,250
Grade	B-	Factor 1.1700		516,263
CDU		C&D Factor 1.00		516,263
Depreciation		20 %		413,010
		Computed cost value @ 70%		289,107

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	626	16,583
L Living Area	FRFF Frame first floor	770	88,150
L Living Area	FRUF Frame upper full	770	64,472
G Garages	FR Attached frame LE 65	435	19,685
G Garages	FSF Full-story fin o/gar	336	22,507
Total additions			211,397

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
GHS Greenhouse	14	19	266	16.90		D	3,506	50	1,800
Value at 70%			1,260				Value at 100%		1,800

