

Property at 00261 NEW ROAD

Prop ID 3280261

Printed 07-Feb-2024 9:22 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: PORTERFIELD JANE R TRUSTEE
 Second name:
 Address: 261 NEW ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 016 Clerk map:
 Lot: 3280261 Neigh.: Zone: R30 Vol: 755 Page: 120

Assessments

Assmt category	Qty	Amount
Resident Land	.92	87,500
Resident Dwelling	1.00	255,180

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 16-Feb-2021
 Sale price: 525,000
 Sale valid:

Values

Mkt value :
 Cost value: 496,971

Summary

Total assessments	347,880
Total exemptions	
Net assessment	347,880

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .9466
 Mkt/sale :
 Assmt/sale: .6626

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	.990	7,500	7,425			7,425	5,198
Residual		43,124						

1.910 acres

Total land value

132,425

92,698

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	09	Dutch Colonial		
Exterior Walls	14	Log Cabin		
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	3
Heating System	01	Hot Water	Family Rooms	
Fuel	01	Oil	Full Baths	2
Attic	99	None	Half Baths	1
Grade	33	C+	Addtn'l fixtures	
Garage	12	Basement 2 car	Whirlpools	
Area Over Gar.	01	Fully Finished	Saunas	
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	01	Unfinished	W/B stacks	2
Air Condition	06	Ductless Split U	W/B openings	2
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1987	

Building Valuation Summary

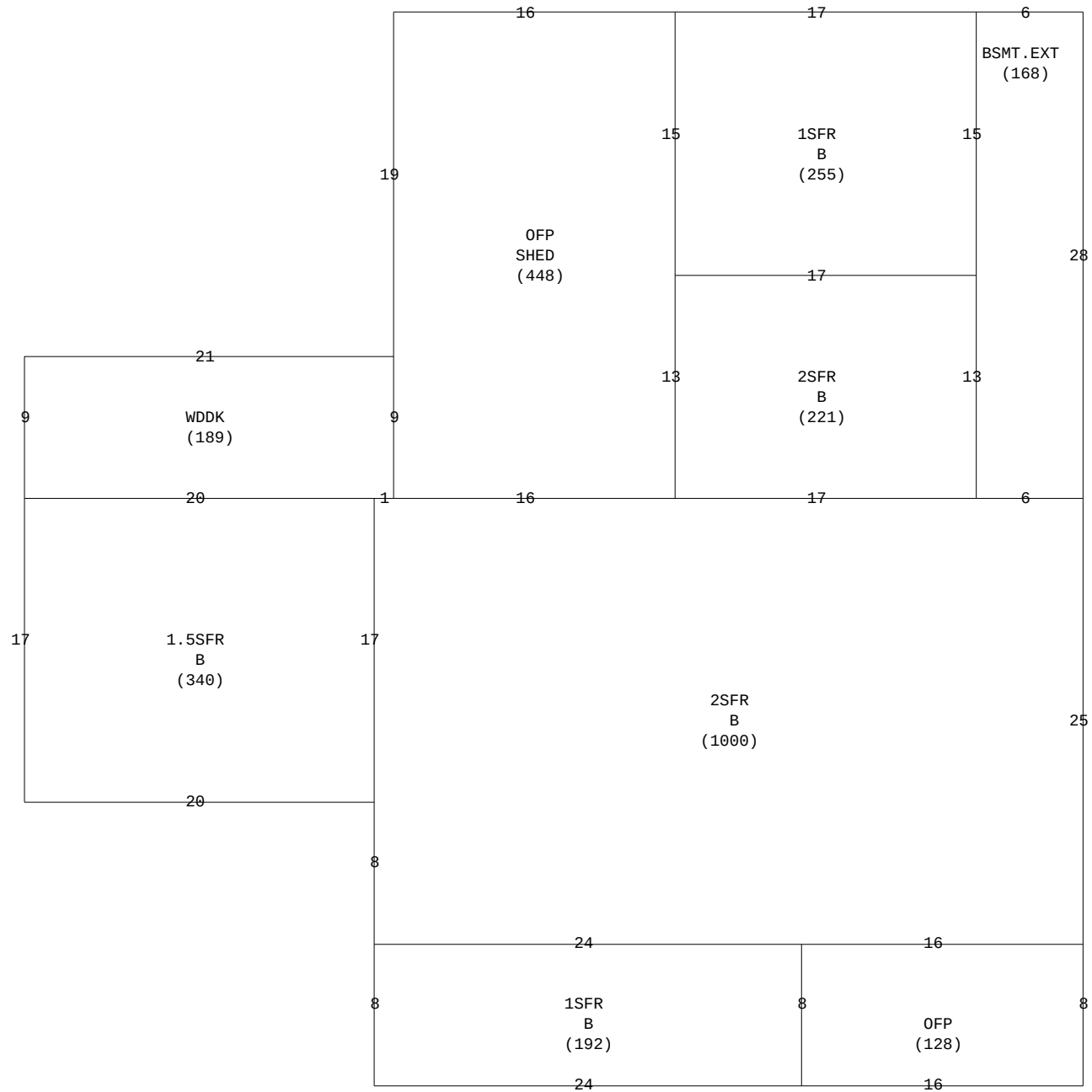
Dwelling	Frame	2 story w/bsmt	Area	1,000	264,290
Basement	Full				
Heating	Yes	A/C Yes			7,600
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		8,500
Additions					220,404
Other Features		WB Stks		Bsmt Gar	18,500
Sub-Total					519,294
Grade	C+		Factor 1.0800		560,838
CDU			C&D Factor 1.00		560,838
Depreciation			35 %		364,545
Computed cost value @ 70%					255,182

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	340	38,924
L Living Area	FRUH Frame upper half	340	17,386
L Living Area	BSMT Basement addition	340	6,266
P Porches, Patios, Decks	DECK Wood deck	189	5,007
P Porches, Patios, Decks	FOUF Frame open upper flo	448	17,079
P Porches, Patios, Decks	UTIL Utility building	448	12,796
L Living Area	FRFF Frame first floor	192	21,980
L Living Area	BSMT Basement addition	192	3,538
P Porches, Patios, Decks	FOFF Frame open first flo	128	7,799
L Living Area	BSMT Basement addition	168	3,096
L Living Area	FRFF Frame first floor	221	25,300
L Living Area	FRUF Frame upper full	221	18,504
L Living Area	BSMT Basement addition	221	4,073
L Living Area	FRFF Frame first floor	255	29,193
L Living Area	BSMT Basement addition	255	4,699
L Living Area	AIR Air conditioning	1,567	4,764

Total additions 220,404

Scale: 1" = 9.20 feet



THE PASTOR PORTERFIELD 2016 FMLY TRST V 755 P 120 2-16-21