

Property at 00431 NEW ROAD

Prop ID 3280431

Printed 07-Feb-2024 9:23 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: GROMOWSKI ANDREW & PAULINA A
Second name:
Address: 431 NEW ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 046 Clerk map:
Lot: 3280431 Neigh.: Zone: Vol: 674 Page: 593

Assessments

Assmt category	Qty	Amount
Resident Land	.90	87,500
Resident Dwelling	1.00	380,120

Exemptions

Exempt	Cat	Amount
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Last sale

Sale date: 02-Jun-2014
Sale price: 523,000
Sale valid:

Values

Mkt value :
Cost value: 668,029

Summary

Total assessments	467,620
Total exemptions	
Net assessment	467,620

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.2773
Mkt/sale :
Assmt/sale: .8941

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.898	125,000	125,000			125,000	87,500
Primary Site		39,117						

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

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	3
Garage	23	Attached 3 car	Half Baths	2
Area Over Gar.	01	Fully Finished	Masonry trim sf	
Basement	04	Full with walk-o	Addtn'l fixtures	4
Bsmt Fin Qual	03	Rec Room W/ Air	Rec Room Size	850
Air Condition	01	Central Air	Whirlpools	1
Interior Cond	05	Good	Living area	3,648
Exterior Cond	05	Good	# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 2006	

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	1,420	346,320
Basement	Full with walk			
Heating	Yes	A/C Yes		9,910
Plumbing	3 F/B	2 H/B	4 Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Additions				21,500
Other Features	WB Stks	RR		97,017
				28,052

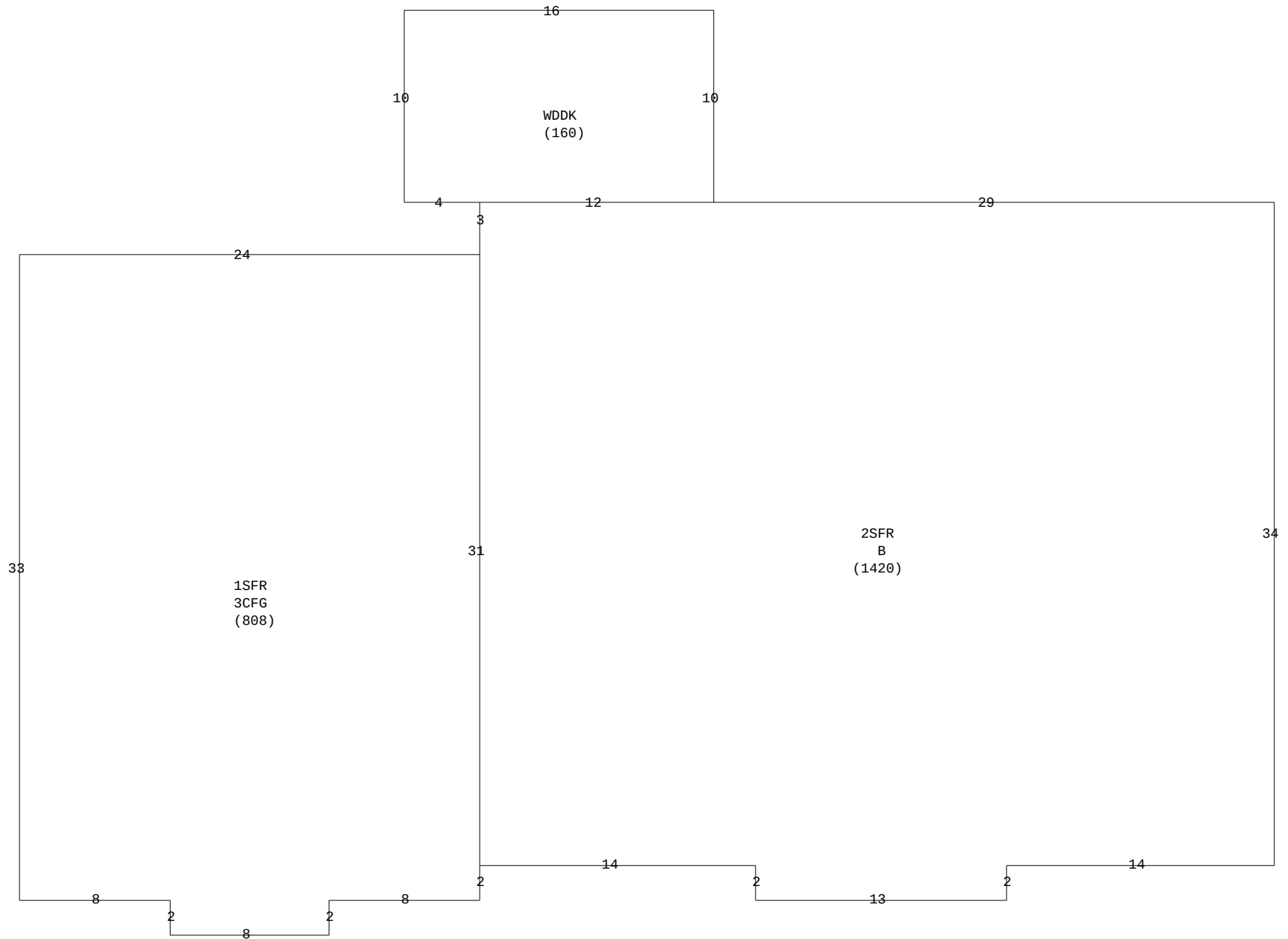
Sub-Total			502,799
Grade	B+	Factor 1.3500	678,779
CDU		C&D Factor 1.00	678,779
Depreciation		20 %	543,023
		Computed cost value @ 70%	380,116

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	808	36,200
G Garages	FSF Full-story fin o/gar	808	54,123
L Living Area	AIR Air conditioning	808	2,456
P Porches, Patios, Decks	DECK Wood deck	160	4,238

Total additions 97,017

Scale: 1" = 7.24 feet



\$100,000 SALE PRICE INCLUDES 89 & 96 SEPOUS ROAD 12-14-05
\$645,000 SALE INCLUDES 89 & 96 SEPOUS ROAD 3-1-07