

Property at 00434 NEW ROAD

Prop ID 3280434

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

Administrative Information

Owner name: GRANT BARRY J
Second name:
Address: 434 NEW ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 016 Clerk map:
Lot: 3280434 Neigh.: Zone: R40 Vol: 777 Page: 1202

Assessments

Assmt category	Qty	Amount
Resident Land	.92	87,500
Resident Dwelling	1.00	112,740

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 26-Aug-1992
Sale price: 95,000
Sale valid:

Values

Resident Excess	.23	1,200	Mkt value :	
			Cost value:	287,771

Summary

Total assessments	201,440
Total exemptions	
Net assessment	201,440

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 3.0292
Mkt/sale :
Assmt/sale: 2.1204

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	.228	7,500	1,710			1,710	1,197
Residual	9,932							

1.148 acres Total land value 126,710 88,697

Building Valuation Summary

				Area	
Dwelling	Frame	1 story w/bsmt		1,200	204,410
Basement	Full with walk				
Heating	Yes	A/C No			
Plumbing	1 F/B	2 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		7,000
Additions					24,042
Other Features		RR			12,332

Sub-Total				247,784
Grade	C	Factor 1.0000		247,784
CDU		C&D Factor 1.00		247,784
Depreciation		35 %		161,060
		Computed cost value @ 70%		112,742

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	CNPY Canopy	64	1,356
L Living Area	FRFF Frame first floor	96	10,990
P Porches, Patios, Decks	UTIL Utility building	96	2,742
P Porches, Patios, Decks	DECK Wood deck	338	8,954

Total additions 24,042

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	01	Ranch	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	Story Height 1.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 5 Garage cars
Interior Walls	02	Drywall	Bedrooms 2 Unfinished area
Floors	01	Hardwood	Family Rooms Dormer linear f
Heating System	01	Hot Water	Full Baths 1 Masonry trim sf
Fuel	01	Oil	Half Baths 2 Finish bsmt sz
Attic	99	None	Addtn'l fixtures Rec Room Size 560
Grade	30	C	Whirlpools Living area 1,296
Garage	99	None	Saunas # Living Units
Area Over Gar.	99	None	M/F stacks
Basement	04	Full with walk-o	W/B stacks
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings
Air Condition	99	None	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1962

