

Property at 00447 NEW ROAD

Prop ID 3280447

Printed 09-Jan-2026 12:42 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: THOMPSON SHIN AE
 Second name:
 Address: 447 NEW ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 046 Clerk map:
 Lot: 3280447 Neigh.: Zone: R15 Vol: 317 Page: 1008

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale
Resident Land	.34	87,500	AAA Veteran	1,000	Sale date: 05-Apr-1988
Resident Dwelling	1.00	233,860	CAB Add Vet	500	Sale price: 92,000
			DAC Veteran	10,000	Sale valid:
Resident Excess	1.65	8,660			Values
					Mkt value :
					Cost value: 471,457

Summary

Summary	Utilities	Sales ratios
Total assessments	Water Well	Cost/sale : 5.1245
Total exemptions	Sewer Septic	Mkt/sale :
Net assessment	Gas None	Assmt/sale: 3.5872

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.340	125,000	125,000		125,000	87,500
Primary Site		14,810					
RES	12	1.650	7,500	12,375		12,375	8,663
Residual		71,874					
1.990 acres		Total land value		137,375		96,163	

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	06	Contemporary	
Exterior Walls	05	Stucco	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	05	Flat	
Foundation	01	Poured Concrete	Total Rooms 6
Interior Walls	02	Drywall	Garage cars
Floors	98	Other	Bedrooms 3
Heating System	04	Radiant	Family Rooms
Fuel	01	Oil	Full Baths 2
Attic	99	None	Half Baths 1
Grade	40	B	Addn'l fixtures 1
Garage	22	Attached 2 car	Whirlpools 1
Area Over Gar.	01	Fully Finished	Saunas
Basement	04	Full with walk-o	# Living Units
Bsmt Fin Qual	01	Unfinished	
Air Condition	01	Central Air	
Interior Cond	03	Fair	
Exterior Cond	03	Fair	
Actual Year Built: 1995			

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	357,060
Basement	Full with walk		1,475	
Heating	Yes	A/C Yes		10,220
Plumbing	2 F/B	1 H/B 1 Add'l fix.	1 Wh/p	11,500
Attic	None	Attic size:	Saunas	
Additions				
Other Features				

Sub-Total		378,780
Grade B	Factor 1.2600	477,263
CDU	C&D Factor 1.00	477,263
Depreciation	30 %	334,084
	Computed cost value @ 70%	233,859

Building additions

Category	Type	Area	Value
Total additions			

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Prop ID 3280447 Card 01

No sketch for this property