

Property at 00451 NEW ROAD

Prop ID 3280451

Printed 07-Feb-2024 9:24 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: ROSE NICHOLAS & STEPHANIE A
Second name:
Address: 451 NEW ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 022 Clerk map: 17 004
Lot: 3280451 Neigh.: Zone: R15 Vol: 709 Page: 442

Assessments

Assmt category	Qty	Amount
Resident Land	.34	87,500
Resident Dwelling	1.00	198,760

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 15-May-2017
Sale price: 334,000
Sale valid:

Values

Resident Excess	1.31	6,850

Mkt value :
Cost value: 418,729

Summary

Total assessments	293,110
Total exemptions	
Net assessment	293,110

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.2537
Mkt/sale :
Assmt/sale: .8776

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	1.305	7,500	9,788			9,788	6,852
Residual		56,846						

1.645 acres Total land value 134,788 94,352

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	04	Colonial	
Exterior Walls	04	Vinyl Siding	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 7 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 3 Unfinished area
Floors	07	Hardwood/Carpet	Family Rooms 1 Dormer linear f
Heating System	01	Hot Water	Full Baths 2 Masonry trim sf
Fuel	01	Oil	Half Baths 2 Finish bsmt sz
Attic	99	None	Addn'l fixtures Rec Room Size 600
Grade	40	B	Whirlpools 1 Living area 2,080
Garage	22	Attached 2 car	Saunas # Living Units
Area Over Gar.	99	None	M/F stacks
Basement	04	Full with walk-o	W/B stacks 1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings 1
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1989

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,040	272,110
Basement	Full with walk			
Heating	Yes	A/C Yes		7,820
Plumbing	2 F/B	2 H/B	Add'l fix. 1 Wh/p	14,500
Attic	None		Attic size:	
Additions				30,485
Other Features		WB Stks	RR	21,787

Sub-Total				346,702
Grade	B	Factor 1.2600		436,845
CDU		C&D Factor 1.00		436,845
Depreciation		35 %		283,949
		Computed cost value @ 70%		198,764

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	200	5,298
G Garages	FR Attached frame LE 65	576	25,187

Total additions 30,485

