

Property at 00457 NEW ROAD

Prop ID 3280457

Printed 07-Feb-2024 9:25 AM Design and Layout (C) Right/Angles

-Administrative Information-

Owner name: PRUSHKO ANTHONY J JR &
Second name: ANDREA TRUSTEES
Address: 457 NEW ROAD
City/state: AVON CT

Zip: 06001

-Location Information-

Map: 046 Clerk map:
Lot: 3280457 Neigh.: Zone: R15 Vol: 671 Page: 398

Assessments

Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 14-Apr-2011
Resident Land	.34	74,380				Sale price: 122,500
Resident Dwelling	1.00	235,940				Sale valid:
Resident Outbldg	1.00	7,490				Values

-Exemptions-

Exempt	Cat	Amount	Sale date: 14-Apr-2011
			Sale price: 122,500
			Sale valid:

-Last sale-

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Sale date: 14-Apr-2011
Sale price:    122,500
Sale valid:
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—Values—

Mkt value :
Cost value: 456,586

Summary

Total assessments	319,610	Water	Well	Cost/sale :	3.7272
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	319,610	Gas	None	Assmt/sale:	2.6091

—Utilities—

Water	Well	Cost/sale :	3.7272
Sewer	Septic	Mkt/sale :	
Gas	None	Assmt/sale:	2.6091

- Sales ratios:

Cost/sale :	3.7272
Mkt/sale :	
Assmt/sale:	2.6091

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.340	125,000	125,000	.15	106,250	74,375
Primary	Site	14,810					
RES	12	1.370	7,500	10,275	.75	2,569	1,798
Residual		59,677					
		1.710 acres		Total land value		108,819	76,173

Residential Dwelling Information

Subject	Code	Description	Condominium			
Style	20	Modern Cape				
Exterior Walls	04	Vinyl Siding				
Roof Material	01	Asphalt Shingles	Story Height 1.5			
Roof Type	01	Gable				
Foundation	01	Poured Concrete	Total Rooms	5	Garage cars	2
Interior Walls	02	Drywall	Bedrooms	3	Unfinished area	
Floors	07	Hardwood/Carpet	Family Rooms		Dormer linear f	
Heating System	02	Forced Hot Air	Full Baths	2	Masonry trim sf	
Fuel	07	Propane Gas	Half Baths	2	Finish bsmt sz	
Attic	99	None	Addn'l fixtures	3	Rec Room Size	
Grade	40	B	Whirlpools		Living area	1,976
Garage	22	Attached 2 car	Saunas		# Living Units	1
Area Over Gar.	07	Attic	M/F stacks	1		
Basement	04	Full with walk-o	W/B stacks			
Bsmt Fin Qual	01	Unfinished	W/B openings			
Air Condition	01	Central Air				
Interior Cond	05	Good				
Exterior Cond	05	Good	Actual Year Built: 2014			

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt			Area 1,176	260,420
Basement	Full with walk					
Heating	Yes	A/C	Yes			7,470
Plumbing	2 F/B	2 H/B	3 Add'l fix.	Wh/p	Saunas	13,500
Attic	None	Attic size:				
Additions						30,316
Other Features	M Stks					3,000

Sub-Total			314,706
Grade B	Factor	1.2600	396,530
CDU	C&D Factor	1.00	396,530
Depreciation		15 %	337,051
		Computed cost value @ 70%	235,936

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	576	25,187
P Porches, Patios, Decks	FOFF Frame open first flo	32	1,950
P Porches, Patios, Decks	DECK Wood deck	120	3,179

Total additions	30,316
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Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	12	24	288	74.05	2014	C	21,326	50	10,700
Value at 70%		7,490					Value at 100%		10,700

