

Property at 00463 NEW ROAD

Prop ID 3280463

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Administrative Information

Owner name: MORIZIO JENNIFER TRUSTEE
Second name:
Address: 463 NEW ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 046 Clerk map:
Lot: 3280463 Neigh.: Zone: R15 Vol: 804 Page: 292

Assessments

Assmt category	Qty	Amount
Resident Land	.34	78,750
Resident Dwelling	1.00	294,950

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 15-Oct-2009
Sale price: 452,750
Sale valid: 14

Values

Resident Excess	.57	2,990	Mkt value :	
			Cost value:	538,129

Summary

Total assessments	376,690
Total exemptions	
Net assessment	376,690

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.1886
Mkt/sale :
Assmt/sale: .8320

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.340	125,000	125,000		.10	112,500	78,750
Primary Site	14,810							
RES	12	.570	7,500	4,275			4,275	2,993
Residual	24,829							

.910 acres Total land value 116,775 81,743

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	1,256	314,290
Basement	Full with walk			
Heating	Yes	A/C Yes		9,010
Plumbing	3 F/B	H/B 1 Add'l fix. 1 Wh/p	Saunas	13,000
Attic	None	Attic size:		
Additions				101,585
Other Features	M Stks	Bsmt Gar		8,000

Sub-Total		445,885
Grade B	Factor 1.2600	561,815
CDU	C&D Factor 1.00	561,815
Depreciation	25 %	421,361
	Computed cost value @ 70%	294,953

Building additions

Category	Type	Area	Value
L Living Area	BSMT Basement addition	432	7,961
L Living Area	FRFF Frame first floor	432	49,456
L Living Area	AIR Air conditioning	432	1,313
L Living Area	FRUF Frame upper full	384	32,152
L Living Area	AIR Air conditioning	384	1,167
P Porches, Patios, Decks	DECK Wood deck	360	9,536

Total additions 101,585

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	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 9 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 4 Unfinished area
Floors	07	Hardwood/Carpet	Family Rooms 1 Dormer linear f
Heating System	02	Forced Hot Air	Full Baths 3 Masonry trim sf
Fuel	07	Propane Gas	Half Baths Finish bsmt sz
Attic	99	None	Addtn'l fixtures 1 Rec Room Size
Grade	40	B	Whirlpools 1 Living area 3,328
Garage	12	Basement 2 car	Saunas # Living Units 1
Area Over Gar.	01	Fully Finished	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: 2003

