

Property at 00465 NEW ROAD

Prop ID 3280465

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Administrative Information

Owner name: TRIPODI DAVID P & SUSAN H
 Second name:
 Address: 465 NEW ROAD
 City/state: AVON CT Zip: 06001 3065

Location Information

Map: 046 Clerk map:
 Lot: 3280465 Neigh.: Zone: R15 Vol: 503 Page: 1014

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 22-Jul-2004
Resident Land	.34	78,750	AFA Veteran	3,500	Sale price: 412,000
Resident Dwelling	1.00	296,810	CFB Add Vet	1,750	Sale valid: Y
Resident Outbldg	1.00	1,680	DAC Veteran	10,000	
Resident Excess		.50 2,630	Values		
Summary			Utilities		Sales ratios
Total assessments		379,870	Water Well		Cost/sale : 1.3172
Total exemptions		15,250	Sewer Septic		Mkt/sale :
Net assessment		364,620	Gas None		Assmt/sale: .9220

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	.500	7,500	3,750		3,750	2,625
Residual		21,780					
		.840 acres		Total land value		116,250	81,375

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	10	Vertical Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	3
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	40	B	Full Baths	3
Garage	22	Attached 2 car	Half Baths	
Area Over Gar.	03	Partial	Masonry trim sf	
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	1
Air Condition	01	Central Air	Rec Room Size	1,374
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,304
			Saunas	
			# Living Units	
			M/F stacks	2
			W/B stacks	
			W/B openings	
			Actual Year Built: 1990	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,224	308,040
Basement	Full				
Heating	Yes	A/C Yes			8,840
Plumbing	3 F/B	H/B 1 Add'l fix.	1 Wh/p	Saunas	13,000
Attic	None	Attic size:			
Additions					147,406
Other Features		M Stks RR			40,434
Sub-Total					517,720
Grade	B	Factor 1.2600			652,327
CDU		C&D Factor 1.00			652,327
Depreciation		35 %			424,013
Computed cost value @ 70%					296,809

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	112	10,258
G Garages	FR Attached frame LE 65	552	24,250
L Living Area	FRUH Frame upper half	552	28,227
L Living Area	FRFF Frame first floor	468	53,577
L Living Area	BSMT Basement addition	468	8,624
P Porches, Patios, Decks	DECK Wood deck	750	19,868
L Living Area	AIR Air conditioning	276	839
L Living Area	AIR Air conditioning	468	1,423
L Living Area	AIR Air conditioning	112	340
Total additions			147,406

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	16	160	30.00	2007	C	4,800	50	2,400
Utility Shed									
Value at 70%		1,680	Value at 100%		2,400				

