

Property at 00469 NEW ROAD

Prop ID 3280469

Printed 03-Feb-2026 3:06 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: ZYJESKI JOHN S JR AND
 Second name: DONNA L
 Address: 469 NEW ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 046 Clerk map:
 Lot: 3280469 Neigh.: Zone: R15 Vol: 088 Page: 0932

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 14-May-1975
Resident Land	.28	87,500	AAA	Veteran	1,000	Sale price: 16,500
Resident Dwelling	1.00	112,310	CAB	Add Vet	500	Sale valid:
Resident Outbldg	1.00	1,540	DAC	Veteran	10,000	Values
			EAB	Disabled	1,000	Mkt value :
						Cost value: 287,643
Summary			Utilities		Sales ratios	
Total assessments		201,350	Water	Well		Cost/sale : 17.4329
Total exemptions		12,500	Sewer	Septic		Mkt/sale :
Net assessment		188,850	Gas	CNG		Assmt/sale: 12.2030

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.280	125,000	125,000			125,000	87,500
Primary Site		12,197						
		.280 acres		Total land value			125,000	87,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	01	Plaster	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	02	Forced Hot Air	Full Baths	1
Fuel	02	Natural Gas	Half Baths	
Attic	99	None	Addn'l fixtures	
Grade	30	C	Whirlpools	
Garage	99	None	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1930	

Building Valuation Summary

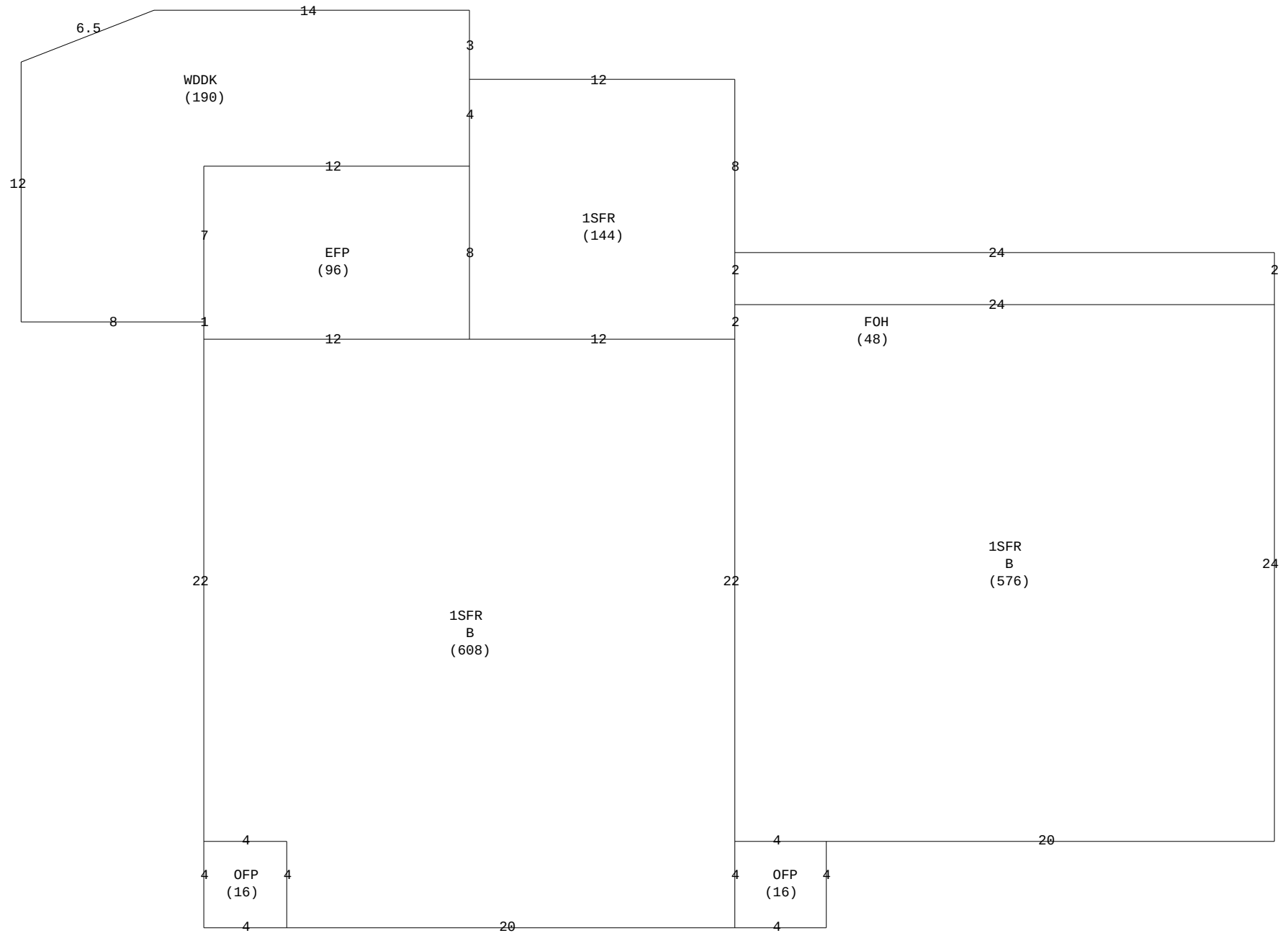
Dwelling	Frame	1 story w/bsmt	Area	608	126,510
Basement	Full				
Heating	Yes	A/C No			
Plumbing	1 F/B	H/B Add'l fix.	Wh/p	Saunas	
Attic	None	Attic size:			
Additions					113,575
Other Features		WB Stks			6,750
Sub-Total					246,835
Grade	C	Factor 1.0000			246,835
CDU		C&D Factor 1.00			246,835
Depreciation		35 %			160,443
		Computed cost value @ 70%			112,310

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	16	975
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L Living Area	FRFF Frame first floor	576	65,941
L Living Area	BSMT Basement addition	576	10,615
L Living Area	OVER Frame Overhang	48	4,396
L Living Area	FRFF Frame first floor	144	16,485
P Porches, Patios, Decks	FEFF Frame enclosed first	96	9,155
P Porches, Patios, Decks	DECK Wood deck	190	5,033
Total additions			113,575

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame Utility Shed	12	12	144	30.00		C	4,320	50	2,200
Value at 70%			1,540				Value at 100%		2,200



ABOVE GROUND POOL. 24x24 1SFR/B ADDITION ADDED IN 1984. BATHROOM
UPDATED IN 1976.