

Property at 00472 NEW ROAD

Prop ID 3280472

Printed 07-Feb-2024 9:26 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: ROY ADAM AND MOLLY
Second name:
Address: 472 NEW ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 022 Clerk map:
Lot: 3280472 Neigh.: BH Zone: R30 Vol: 613 Page: 714

Assessments

Assmt category	Qty	Amount
Resident Land	.69	122,500
Resident Dwelling	1.00	262,420

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 19-Oct-2010
Sale price: 499,700
Sale valid:

Values

Resident Excess	.06	320
Mkt value :		
Cost value:		550,343

Summary

Total assessments	385,240
Total exemptions	
Net assessment	385,240

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.1013
Mkt/sale :
Assmt/sale: .7709

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.690	175,000	175,000		175,000	122,500
Primary Site		30,056					
RES	12	.060	7,500	450		450	315
Residual		2,614					

.750 acres	Total land value	175,450	122,815

Building Valuation Summary

				Area	
Dwelling	Frame	2 story w/bsmt		864	237,730
Basement	Full				
Heating	Yes	A/C Yes			6,850
Plumbing	2 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas
Attic	None			Attic size:	9,000
Additions					86,780
Other Features		WB Stks			6,750

Sub-Total			347,110
Grade	B+	Factor 1.3500	468,599
CDU		C&D Factor 1.00	468,599
Depreciation		20 %	374,879
		Computed cost value @ 70%	262,415

Building additions

Category	Type		Area	Value
G Garages	FR	Attached frame LE 65	528	23,314
G Garages	FSF	Full-story fin o/gar	328	21,971
L Living Area	AIR	Air conditioning	328	997
L Living Area	BSMT	Basement addition	240	4,423
L Living Area	FRFF	Frame first floor	240	27,475
L Living Area	AIR	Air conditioning	240	730
P Porches, Patios, Decks	CPAT	Concrete patio	144	1,227
P Porches, Patios, Decks	FOFF	Frame open first flo	88	5,361
L Living Area	OVER	Frame Overhang	14	1,282

Total additions 86,780

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	19	Modern Colonial	BUCKINGHAM HERITAGE 01 ELLSWORTH GRAND
Exterior Walls	04	Vinyl Siding	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 8 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 2 Masonry trim sf
Fuel	02	Natural Gas	Half Baths 1 Finish bsmt sz
Attic	99	None	Addtn'l fixtures 1 Rec Room Size
Grade	43	B+	Whirlpools Living area 2,310
Garage	22	Attached 2 car	Saunas # Living Units 1
Area Over Gar.	01	Fully Finished	M/F stacks
Basement	01	Full	W/B stacks 1
Bsmt Fin Qual	01	Unfinished	W/B openings 1
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 2005

