

Property at 00473 NEW ROAD

Prop ID 3280473

Printed 03-Jul-2025 3:24 PM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: ZACCHERA JOHN AND  
Second name: NANCY  
Address: 473 NEW ROAD  
City/state: AVON CT Zip: 06001

## Location Information

Map: 046 Clerk map:  
Lot: 3280473 Neigh.: Zone: R15 Vol: 113 Page: 0206

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .44  | 87,500  |
| Resident Dwelling | 1.00 | 172,910 |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|--------|-----|--------|

## Last sale

Sale date: 31-Jul-1979  
Sale price: 4,500  
Sale valid:

## Values

Mkt value :  
Cost value: 372,014

## Summary

|                   |         |
|-------------------|---------|
| Total assessments | 260,410 |
| Total exemptions  |         |
| Net assessment    | 260,410 |

## Utilities

| Water | Well   |
|-------|--------|
| Sewer | Septic |
| Gas   | CNG    |

## Sales ratios

Cost/sale : 82.6698  
Mkt/sale :  
Assmt/sale: 57.8689

## Land Information

| Type         | Use | Acres/SqFt | Rate    | Total   | Infl | Fact | Value   | 70% Value |
|--------------|-----|------------|---------|---------|------|------|---------|-----------|
| PRIM         | 11  | .440       | 125,000 | 125,000 |      |      | 125,000 | 87,500    |
| Primary Site |     | 19,166     |         |         |      |      |         |           |

.440 acres

Total land value

125,000

87,500

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |    |
|----------------|------|------------------|-------------------------|----|
| Style          | 02   | 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             | 7  |
| Interior Walls | 02   | Drywall          | Bedrooms                | 3  |
| Floors         | 01   | Hardwood         | Family Rooms            | 46 |
| Heating System | 01   | Hot Water        | Full Baths              | 3  |
| Fuel           | 02   | Natural Gas      | Half Baths              |    |
| Attic          | 99   | None             | Addtn'l fixtures        | 1  |
| Grade          | 30   | C                | Whirlpools              |    |
| Garage         | 22   | Attached 2 car   | Saunas                  |    |
| Area Over Gar. | 99   | None             | M/F stacks              |    |
| Basement       | 04   | Full with walk-o | W/B stacks              | 1  |
| Bsmt Fin Qual  | 02   | Rec Room w/o air | W/B openings            | 1  |
| Air Condition  | 06   | Ductless Split U |                         |    |
| Interior Cond  | 05   | Good             |                         |    |
| Exterior Cond  | 05   | Good             | Actual Year Built: 1979 |    |

## Building Valuation Summary

| Dwelling       | Frame          | 1 1/2 story w/bsmt | Area  | 277,110 |
|----------------|----------------|--------------------|-------|---------|
| Basement       | Full with walk |                    | 1,274 |         |
| Heating        | Yes            | A/C Yes            |       | 7,940   |
| Plumbing       | 3 F/B          | H/B 1 Add'l fix.   | Wh/p  | 10,500  |
| Attic          | None           | Attic size:        |       |         |
| Additions      |                |                    |       | 69,710  |
| Other Features | WB Stks        | RR                 |       | 14,766  |

|              |   |                           |         |
|--------------|---|---------------------------|---------|
| Sub-Total    |   |                           | 380,026 |
| Grade        | C | Factor 1.0000             | 380,026 |
| CDU          |   | C&D Factor 1.00           | 380,026 |
| Depreciation |   | 35 %                      | 247,017 |
|              |   | Computed cost value @ 70% | 172,912 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| P Porches, Patios, Decks | FEFF Frame enclosed first | 195  | 18,596 |
| G Garages                | FR Attached frame LE 65   | 550  | 24,172 |
| L Living Area            | FRFF Frame first floor    | 192  | 21,980 |
| P Porches, Patios, Decks | BPAT Brick/flagstone pati | 192  | 4,378  |
| L Living Area            | AIR Air conditioning      | 192  | 584    |

Total additions 69,710

