

Property at 00495 NEW ROAD

Prop ID 3280495

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Administrative Information

Owner name: HOYT ROBERT E JR
 Second name:
 Address: 495 NEW ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 048 Clerk map:
 Lot: 3280495 Neigh.: Zone: R15 Vol: 329 Page: 0075

Assessments			Exemptions		Last sale
Assmt category	Qty	Amount	Exempt	Cat	Amount
Resident Land	.26	87,500			
Resident Dwelling	1.00	86,030			
Resident Outbldg	1.00	2,240			

Sale date: 20-Feb-1997
 Sale price: 93,700
 Sale valid:
 Values
 Mkt value :
 Cost value: 251,100

Summary

Summary			Utilities		Sales ratios
Total assessments	175,770		Water	Well	Cost/sale : 2.6798
Total exemptions			Sewer	Septic	Mkt/sale :
Net assessment	175,770		Gas	None	Assmt/sale: 1.8759

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.260	125,000	125,000			125,000	87,500
Primary Site		11,326						

.260 acres Total land value 125,000 87,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	
Attic	01	Fully Finished	Addtn'l fixtures	
Grade	30	C	Whirlpools	1,152
Garage	99	None	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	
Bsmt Fin Qual	01	Unfinished	W/B openings	
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1956	

Building Valuation Summary

		Area	
Dwelling	Frame	1 story w/bsmt	768
Basement	Full		147,560
Heating	Yes	A/C No	
Plumbing	1 F/B	H/B Add'l fix.	Wh/p Saunas
Attic	Fully Finished	Attic size: 768	23,972
Additions			17,547
Other Features			

Sub-Total		189,079
Grade	C	Factor 1.0000
CDU	C&D Factor 1.00	189,079
Depreciation	35 %	122,901
	Computed cost value @ 70%	86,031

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	184	17,547

Total additions 17,547

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	18	216	30.00	2007	C	6,480	50	3,200
Utility Shed									
Value at 70%	2,240						Value at 100%		3,200

