

Property at 00523 NEW ROAD

Prop ID 3280523

Printed 06-Feb-2026 8:43 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MUIR JORDAN K AND
 Second name: VAN RYN JEREMY D
 Address: 523 NEW ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 048 Clerk map:
 Lot: 3280523 Neigh.: Zone: R15 Vol: 809 Page: 617

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 20-Nov-2025
Resident Land	.53	87,500				Sale price: 331,000
Resident Dwelling	1.00	102,290				Sale valid:
Resident Outbldg	1.00	8,610				Values
Resident Excess	.17	890				Mkt value :
						Cost value: 284,700
Summary			Utilities		Sales ratios	
Total assessments		199,290	Water	Well	Cost/sale :	.8601
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		199,290	Gas	None	Assmt/sale:	.6021

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.530	125,000	125,000			125,000	87,500
Primary Site		23,087						
RES	12	.170	7,500	1,275			1,275	893
Residual		7,405						
			.700 acres	Total land value			126,275	88,393

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	3
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	1
Heating System	02	Forced Hot Air	Family Rooms	
Fuel	01	Oil	Full Baths	1
Attic	99	None	Half Baths	
Grade	30	C	Addtn'l fixtures	
Garage	32	Detached 2 car	Whirlpools	
Area Over Gar.	99	None	Saunas	
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	01	Unfinished	W/B stacks	1
Air Condition	01	Central Air	W/B openings	1
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1955	

Building Valuation Summary

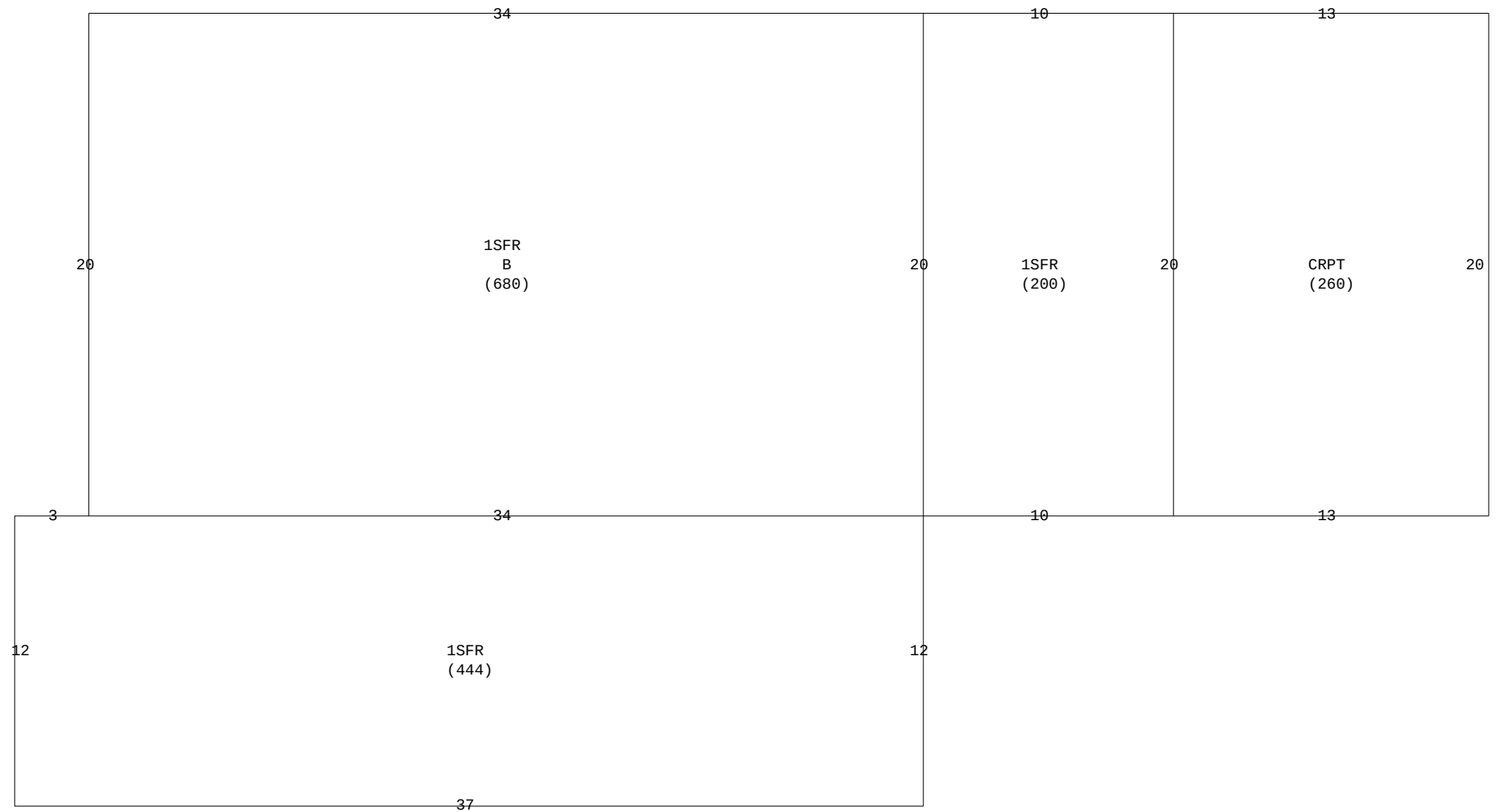
Dwelling	Frame	1 story w/bsmt	Area	680	135,980
Basement	Full				
Heating	Yes	A/C Yes			3,940
Plumbing	1 F/B	H/B Add'l fix.	Wh/p	Saunas	
Attic	None	Attic size:			
Additions					78,134
Other Features		WB Stks			6,750
Sub-Total					224,804
Grade	C	Factor 1.0000			224,804
CDU		C&D Factor 1.00			224,804
Depreciation		35 %			146,123
		Computed cost value @ 70%			102,286

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	200	22,896
G Garages	CRPT Open carport	260	4,408
L Living Area	FRFF Frame first floor	444	50,830
Total additions			78,134

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	20	22	440	55.95		C	24,618	50	12,300
Block Detach Garage									
Value at 70%			8,610				Value at 100%		12,300



SEE ALSO VOL 42 PG 55 (LOTS 130&184&185), VOL 55 PG 701 (LOTS 131&132),
AND VOL 62 PG 91 (LOTS 133/186)

521 NEW ROAD COMBINED WITH 523 NEW ROAD 9-10-15
CORRECTING QC VOL 759 PG 750 5-18-21 (LOTS 130,133,184,185,186)\$12,000