

Property at 00535 NEW ROAD

Prop ID 3280535

Printed 07-Feb-2024 9:30 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: NELSON PAUL S AND
 Second name: MARY-ANN
 Address: 535 NEW ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 048 Clerk map:
 Lot: 3280535 Neigh.: Zone: R15 Vol: 239 Page: 108

Assessments

Assmt category	Qty	Amount
Resident Land	.53	87,500
Resident Dwelling	1.00	105,960
Resident Outbldg	1.00	1,050

Exemptions

Exempt	Cat	Amount
EAB	Disabled	1,000

Last sale

Sale date: 25-Sep-1990
 Sale price: 135,000
 Sale valid:

Values

Mkt value :
 Cost value: 277,871

Summary

Total assessments	194,510
Total exemptions	1,000
Net assessment	193,510

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 2.0583
 Mkt/sale :
 Assmt/sale: 1.4408

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						

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

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	01	Hardwood		
Heating System	02	Forced Hot Air		
Fuel	01	Oil		
Attic	99	None		
Grade	30	C		
Garage	99	None		
Area Over Gar.	99	None		
Basement	04	Full with walk-o		
Bsmt Fin Qual	01	Unfinished		
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1952

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt			Area	
Basement	Full with walk			720	209,610	
Heating	Yes	A/C	No			
Plumbing	1 F/B	H/B	Add'l fix.	Wh/p	Saunas	
Attic	None	Attic size:				
Additions					23,262	
Other Features						
Sub-Total					232,872	
Grade	C	Factor	1.0000		232,872	
CDU		C&D Factor	1.00		232,872	
Depreciation			35 %		151,367	
		Computed cost value @ 70%			105,957	

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	CPAT Concrete patio	160	1,364
L Living Area	FRFF Frame first floor	160	18,317
P Porches, Patios, Decks	DECK Wood deck	80	2,119
P Porches, Patios, Decks	FOFF Frame open first flo	24	1,462

Total additions 23,262

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS2 Metal	10	10	100	30.00		C	3,000	50	1,500
Utility Shed									
Value at 70%	1,050		Value at 100%		1,500				

