

Property at 00545 NEW ROAD

Prop ID 3280545

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

-Administrative Information-

Owner name: NEWINSKY MICHAEL L AND

Second name: LAURA M

Address: 545 NEW ROAD

City/state: AVON CT Zip: 06001

-Location Information-

Map: 048

Clerk map:

Lot: 3280545

Neigh.:

Zone: R15

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Assessments

Assmt category	Qty	Amount
Resident Land	.92	87,500
Resident Dwelling	1.00	140,370
Resident Outbldg	3.00	10,920

Exemptions

Exempt	Cat	Amount

-Last sale-

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Sale date: 02-Oct-1978
Sale price:      64,000
Sale valid:
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—Values:

Mkt value :
Cost value: 341,729

Summary

Total assessments	239,210
Total exemptions	
Net assessment	239,210

Utilities

Water	Well
Sewer	Septic
Gas	None

-Sales ratios-

Cost/sale :	5.3395
Mkt/sale :	
Assmt/sale:	3.7377

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	125,000	125,000		125,000	87,500
Primary Site		40,075					
RES	12	.080	7,500	600		600	420
Residual		3,485					

1.000 acres

Total land value

125,600

87,920

Residential Dwelling Information

Subject	Code	Description	Condominium			
Style	04	Colonial				
Exterior Walls	02	Wood Shingles				
Roof Material	01	Asphalt Shingles	Story Height 2.0			
Roof Type	01	Gable				
Foundation	01	Poured Concrete	Total Rooms	7	Garage cars	2
Interior Walls	02	Drywall	Bedrooms	3	Unfinished area	
Floors	01	Hardwood	Family Rooms	1	Dormer linear f	
Heating System	01	Hot Water	Full Baths	1	Masonry trim sf	
Fuel	01	Oil	Half Baths	1	Finish bsmt sz	
Attic	99	None	Addn'l fixtures	1	Rec Room Size	
Grade	33	C+	Whirlpools		Living area	1,870
Garage	32	Detached 2 car	Saunas		# Living Units	
Area Over Gar.	99	None	M/F stacks			
Basement	03	Partial > half	W/B stacks	1		
Bsmt Fin Qual	01	Unfinished	W/B openings	1		
Air Condition	99	None				
Interior Cond	05	Good				
Exterior Cond	05	Good	Actual Year Built: 1963			

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt			Area	
Basement	Partial > half				667	199,260
Heating	Yes	A/C No				-2,260
Plumbing	1 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas	4,000
Attic	None	Attic size:				
Additions						77,911
Other Features	WB Stks					6,750

Sub-Total			285,661
Grade C+	Factor	1.0800	308,514
CDU	C&D Factor	1.00	308,514
Depreciation		35 %	200,534
		Computed cost value @ 70%	140,374

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	MEFF Masonry enclosed 1st	88	8,793
L Living Area	FRFF Frame first floor	357	40,870
L Living Area	FRUH Frame upper half	357	18,256
P Porches, Patios, Decks	FOFF Frame open first flo	164	9,992

Total additions	77,911
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Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	22	22	484	55.95		C	27,080	50	13,500
Block Detach Garage									
RS1 Frame	8	11	88	30.00		C	2,640	50	1,300
Utility Shed									
RS2 Metal	10	10	100	30.00		E	1,500	50	800
Utility Shed									
Value at 70%			10,920				Value at 100%		15,600

