

Property at 00646 NEW ROAD

Prop ID 3280646

Printed 07-Feb-2024 9:32 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: ZABEL JOHN E AND
Second name: JANET L
Address: 646 NEW ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 022 Clerk map:
Lot: 3280646 Neigh.: Zone: R30 Vol: 137 Page: 0479

Assessments

Assmt category	Qty	Amount
Resident Land	.92	87,500
Resident Dwelling	1.00	91,990

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 24-Jun-1983
Sale price: 67,500
Sale valid:

Values

Resident Excess	.05	260
Mkt value :		
Cost value:		256,786

Summary

Total assessments	179,750
Total exemptions	
Net assessment	179,750

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 3.8042
Mkt/sale :
Assmt/sale: 2.6630

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	.050	7,500	375			375	263
Residual	2,178							

.970 acres Total land value 125,375 87,763

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	06	Contemporary	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	Story Height 1.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 4
Interior Walls	02	Drywall	Garage cars
Floors	01	Hardwood	Bedrooms 2
Heating System		Unknown	Unfinished area
Fuel		Unknown	Dormer linear f
Attic	99	None	Full Baths 1
Grade	33	C+	Masonry trim sf
Garage	99	None	Finish bsmt sz
Area Over Gar.	99	None	Rec Room Size
Basement	01	Full	Living area 1,034
Bsmt Fin Qual	01	Unfinished	Whirlpools
Air Condition	99	None	Saunas
Interior Cond	05	Good	# Living Units
Exterior Cond	05	Good	

Actual Year Built: 1983

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area 1,000	178,090
Basement	Full			
Heating	No	A/C No		
Plumbing	1 F/B	H/B Add'l fix.	Wh/p	Saunas
Attic	None	Attic size:		
Additions				9,102
Other Features				

Sub-Total		187,192
Grade C+	Factor 1.0800	202,167
CDU	C&D Factor 1.00	202,167
Depreciation	35 %	131,409
	Computed cost value @ 70%	91,986

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	16	1,465
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P Porches, Patios, Decks	DECK Wood deck	78	2,066
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Total additions 9,102

Scale: 1" = 6.64 feet