

Property at 00652 NEW ROAD

Prop ID 3280652

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Administrative Information

Owner name: HILL STEPHEN AND
Second name: ELIZABETH
Address: 652 NEW ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
Lot: 3280652 Neigh.: Zone: R30 Vol: 131 Page: 0729

Assessments

Assmt category	Qty	Amount
Resident Land	.92	87,500
Resident Dwelling	1.00	108,910
Resident Outbldg	1.00	3,010

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 30-Sep-1982
Sale price: 55,000
Sale valid:

Values

Mkt value :
Cost value: 299,743

Summary

Total assessments	209,820
Total exemptions	
Net assessment	209,820

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 5.4499
Mkt/sale :
Assmt/sale: 3.8149

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	3.960	7,500	29,700	.50		14,850	10,395
Residual		172,498						

4.880 acres

Total land value

139,850

97,895

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	5
Interior Walls	01	Plaster	Bedrooms	2
Floors	01	Hardwood	Family Rooms	
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	30	C	Whirlpools	1,512
Garage	99	None	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	99	None		
Interior Cond	03	Fair		
Exterior Cond	03	Fair	Actual Year Built: 1954	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	600	162,340
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas	5,000
Attic	None	Attic size:			
Additions					65,269
Other Features		WB Stks			6,750
Sub-Total					239,359
Grade	C	Factor 1.0000			239,359
CDU		C&D Factor 1.00			239,359
Depreciation		35 %			155,583
Computed cost value @ 70%					108,908

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	F0FF Frame open first flo	24	1,462
L Living Area	OVER Frame Overhang	36	3,297
L Living Area	FRFF Frame first floor	288	32,971
L Living Area	FRUF Frame upper full	288	24,114
P Porches, Patios, Decks	UTIL Utility building	55	1,571
P Porches, Patios, Decks	DECK Wood deck	70	1,854

Total additions 65,269

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	24	288	30.00		C	8,640	50	4,300
Utility Shed									
Value at 70%		3,010	Value at 100%		4,300				

