

Property at 00674 NEW ROAD

Prop ID 3280674

Printed 07-May-2025 3:19 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: SPAULDING MICHAEL W AND
 Second name: RHONDA S
 Address: 674 NEW ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 3280674 Neigh.: Zone: R30 Vol: 461 Page: 800

Assessments

Assmt category	Qty	Amount
Resident Land	.92	87,500
Resident Dwelling	1.00	221,480
Resident Outbldg	1.00	3,360

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 28-Apr-2003
 Sale price: 319,000
 Sale valid: Y

Values

Mkt value :
 Cost value: 446,657

Summary

Total assessments	312,660
Total exemptions	
Net assessment	312,660

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.4002
 Mkt/sale :
 Assmt/sale: .9801

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	.060	7,500	450			450	315
Residual	2,614							

.980 acres

Total land value

125,450

87,815

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	3
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	37	B-	Whirlpools	
Garage	12	Basement 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	1
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1986	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	976	259,610
Basement	Full				
Heating	Yes	A/C No			
Plumbing	3 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		13,500
Additions					119,596
Other Features		WB Stks M Stks RR	Bsmt Gar		23,338
Sub-Total					416,044
Grade	B-	Factor 1.1700			486,771
CDU		C&D Factor 1.00			486,771
Depreciation		35 %			316,401
Computed cost value @ 70%					221,481

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	110	6,702
L Living Area	OVER Frame Overhang	21	1,923
L Living Area	OVER Frame Overhang	68	6,228
L Living Area	OVER Frame Overhang	14	1,282
P Porches, Patios, Decks	DECK Wood deck	532	14,093
L Living Area	FRFF Frame first floor	414	47,395
L Living Area	BSMT Basement addition	414	7,629
L Living Area	FRFF Frame first floor	300	34,344

Total additions 119,596

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	16	20	320	30.00	2009	C	9,600	50	4,800
Utility Shed									
Value at 70%			3,360	Value at 100%			4,800		

