

Property at 00008 ROARING BROOK ROAD

Prop ID 3760008

Printed 07-Feb-2024 12:43 PM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: SOUCY KENNETH G  
 Second name:  
 Address: 8 ROARING BROOK ROAD  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 023 Clerk map: 04 041  
 Lot: 3760008 Neigh.: Zone: R30 Vol: 384 Page: 743

## Assessments

| Assmt category    | Qty  | Amount |
|-------------------|------|--------|
| Resident Land     | .40  | 94,500 |
| Resident Dwelling | 1.00 | 75,920 |
| Resident Outbldg  | 1.00 | 840    |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 05-May-2000  
 Sale price: 110,000  
 Sale valid: Y

## Values

Mkt value :  
 Cost value: 244,657

## Summary

|                   |         |
|-------------------|---------|
| Total assessments | 171,260 |
| Total exemptions  |         |
| Net assessment    | 171,260 |

## Utilities

| Water | Well         |
|-------|--------------|
| Sewer | Public sewer |
| Gas   | None         |

## Sales ratios

Cost/sale : 2.2242  
 Mkt/sale :  
 Assmt/sale: 1.5569

## Land Information

| Type         | Use | Acres/SqFt | Rate    | Total   | Infl | Fact | Value   | 70% Value |
|--------------|-----|------------|---------|---------|------|------|---------|-----------|
| PRIM         | 11  | .400       | 135,000 | 135,000 |      |      | 135,000 | 94,500    |
| Primary Site |     | 17,424     |         |         |      |      |         |           |

.400 acres Total land value 135,000 94,500

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium |  |
|----------------|------|------------------|-------------|--|
| Style          | 01   | Ranch            |             |  |
| 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 | 01   | Hot Water        |             |  |
| Fuel           | 01   | Oil              |             |  |
| Attic          | 99   | None             |             |  |
| Grade          | 30   | C                |             |  |
| Garage         | 21   | Attached 1 car   |             |  |
| Area Over Gar. | 99   | None             |             |  |
| Basement       | 01   | Full             |             |  |
| 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 | 1 story w/bsmt  | Area | 696    | 138,090 |
| Basement                  | Full  |                 |      |        |         |
| Heating                   | Yes   | A/C No          |      |        |         |
| Plumbing                  | 1 F/B | H/B Add'l fix.  | Wh/p | Saunas |         |
| Attic                     | None  | Attic size:     |      |        |         |
| Additions                 |       |                 |      |        | 22,006  |
| Other Features            |       | WB Stks         |      |        | 6,750   |
| Sub-Total                 |       |                 |      |        | 166,846 |
| Grade                     | C     | Factor 1.0000   |      |        | 166,846 |
| CDU                       |       | C&D Factor 1.00 |      |        | 166,846 |
| Depreciation              |       | 35 %            |      |        | 108,450 |
| Computed cost value @ 70% |       |                 |      |        | 75,915  |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| P Porches, Patios, Decks | CPAT Concrete patio       | 160  | 1,364  |
| P Porches, Patios, Decks | FEFF Frame enclosed first | 80   | 7,629  |
| G Garages                | FR Attached frame LE 65   | 264  | 13,013 |

Total additions 22,006

## Outbuilding Information

| Description  | Wid | Len | Area | Rate  | Year | Cnd           | RCN   | Depr | Value |
|--------------|-----|-----|------|-------|------|---------------|-------|------|-------|
| RS1 Frame    | 8   | 10  | 80   | 30.00 | 2017 | C             | 2,400 | 50   | 1,200 |
| Utility Shed |     |     |      |       |      |               |       |      |       |
| Value at 70% |     |     |      |       | 840  | Value at 100% |       |      | 1,200 |

