

Property at 00023 ROARING BROOK ROAD

Prop ID 3760023

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Administrative Information

Owner name: BASSETT PAUL A
Second name:
Address: 23 ROARING BROOK ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map: 04 041
Lot: 3760023 Neigh.: Zone: R30 Vol: 054 Page: 0246

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Dwelling	1.00	163,720
Resident Outbldg	1.00	490

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 27-Jul-1966
Sale price: 28,500
Sale valid:

Values

Mkt value :
Cost value: 369,586

Summary

Total assessments	258,710
Total exemptions	
Net assessment	258,710

Utilities

Water	Well
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 12.9679
Mkt/sale :
Assmt/sale: 9.0775

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	135,000	135,000			135,000	94,500
Primary Site		40,075						

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

Residential Dwelling Information

Subject Code Description

Style	04	Colonial
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	33	C+
Garage	21	Attached 1 car
Area Over Gar.	99	None
Basement	01	Full
Bsmt Fin Qual	02	Rec Room w/o air
Air Condition	99	None
Interior Cond	05	Good
Exterior Cond	05	Good

Condominium

Story Height 2.0

Total Rooms	8	Garage cars	1
Bedrooms	3	Unfinished area	
Family Rooms		Dormer linear f	
Full Baths	2	Masonry trim sf	
Half Baths		Finish bsmt sz	
Addtn'l fixtures		Rec Room Size	494
Whirlpools		Living area	2,080
Saunas		# Living Units	
M/F stacks			
W/B stacks	1		
W/B openings	2		

Actual Year Built: 1955

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	261,950
Basement	Full		988	
Heating	Yes	A/C No		
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	5,000
Attic	None	Attic size:		
Additions				46,099
Other Features	WB Stks	RR		20,128

Sub-Total				333,177
Grade	C+	Factor 1.0800		359,831
CDU		C&D Factor 1.00		359,831
Depreciation		35 %		233,890
		Computed cost value @ 70%		163,723

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	110	6,702
L Living Area	FRFF Frame first floor	52	5,953
L Living Area	BSMT Basement addition	52	958
L Living Area	FRFF Frame first floor	52	5,953
L Living Area	BSMT Basement addition	52	958
P Porches, Patios, Decks	FEFF Frame enclosed first	108	10,299
G Garages	FR Attached frame LE 65	322	15,276

Total additions 46,099

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	6	8	48	30.00		C	1,440	50	700
Utility Shed									

Value at 70% 490

Value at 100% 700

