

Property at 00006 ROSEWOOD ROAD

Prop ID 3780006

Printed 07-Feb-2024 12:45 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: BIALASKI BRIEN N AND
Second name: MARY P
Address: 6 ROSEWOOD ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 002 Clerk map:
Lot: 3780006 Neigh.: Zone: R40 Vol: 106 Page: 0253

Assessments

Assmt category	Qty	Amount
Resident Land	.53	105,000
Resident Dwelling	1.00	171,140

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 22-Aug-1978
Sale price: 55,000
Sale valid: Y

Values

Mkt value :
Cost value: 394,486

Summary

Total assessments	276,140
Total exemptions	
Net assessment	276,140

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 7.1725
Mkt/sale :
Assmt/sale: 5.0207

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.530	150,000	150,000		150,000	105,000
Primary Site		23,087					

.530 acres Total land value 150,000 105,000

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	02	Natural Gas	Half Baths	
Attic	99	None	Addn'l fixtures	
Grade	33	C+	Whirlpools	2,069
Garage	22	Attached 2 car	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	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1948	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	234,880
Basement	Full		1,026	
Heating	Yes	A/C No		
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	5,000
Attic	None	Attic size:		
Additions				101,632
Other Features		WB Stks		6,750

Sub-Total			348,262
Grade	C+	Factor 1.0800	376,123
CDU		C&D Factor 1.00	376,123
Depreciation		35 %	244,480
		Computed cost value @ 70%	171,136

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	484	21,597
L Living Area	FRFF Frame first floor	425	48,654
P Porches, Patios, Decks	FOFF Frame open first flo	125	7,616
L Living Area	FRFF Frame first floor	105	12,021
L Living Area	BSMT Basement addition	105	1,935
P Porches, Patios, Decks	FOFF Frame open first flo	161	9,809

Total additions 101,632

