

Property at 00025 ROSEWOOD ROAD

Prop ID 3780025

Printed 07-Feb-2024 12:46 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: GORDEN MICHAEL &
Second name: SMAGIN JENNIFER
Address: 25 ROSEWOOD ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 002 Clerk map:
Lot: 3780025 Neigh.: Zone: R40 Vol: 689 Page: 681

Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date: 25-Aug-2015	
Resident Land	.92 105,000			Sale price: 277,500	
Resident Dwelling	1.00 146,870			Sale valid:	
Resident Outbldg	1.00 980			Values	
				Mkt value :	
Resident Excess	.17 890			Cost value: 362,486	
Summary		Utilities		Sales ratios	
Total assessments	253,740	Water	Connecticut	Cost/sale :	1.3063
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	253,740	Gas	None	Assmt/sale:	.9144

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	150,000	150,000		150,000	105,000
Primary Site		40,075					
RES	12	.170	7,500	1,275		1,275	893
Residual		7,405					
		1.090 acres		Total land value		151,275	105,893

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	07	Split Level		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	30	C	Whirlpools	
Garage	12	Basement 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	04	Living Area w/o	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1974	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,752	277,050
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		8,500
Additions					8,901
Other Features		WB Stks		Bsmt Gar	28,335
Sub-Total					322,786
Grade	C	Factor 1.0000			322,786
CDU		C&D Factor 1.00			322,786
Depreciation		35 %			209,811
Computed cost value @ 70%					146,868

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	336	8,901
Total additions			8,901

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	30.00		C	2,880	50	1,400
Utility Shed									
Value at 70%		980	Value at 100%		1,400				

