

Property at 00030 ROSEWOOD ROAD

Prop ID 3780030

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

Administrative Information

Owner name: SILVA EDMILSON P & NOEL D
 Second name:
 Address: 30 ROSEWOOD ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 002 Clerk map:
 Lot: 3780030 Neigh.: Zone: R40 Vol: 628 Page: 638

Assessments

Assmt category	Qty	Amount
Resident Land	.90	105,000
Resident Dwelling	1.00	156,260
Resident Outbldg	2.00	1,820

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 02-Sep-2011
 Sale price: 265,000
 Sale valid:

Values

Mkt value :
 Cost value: 375,829

Summary

Total assessments	263,080
Total exemptions	
Net assessment	263,080

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.4182
 Mkt/sale :
 Assmt/sale: .9928

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.900	150,000	150,000			150,000	105,000
Primary Site		39,204						

.900 acres

Total land value

150,000

105,000

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	02	Forced Hot Air		
Fuel	01	Oil		
Attic	99	None		
Grade	33	C+		
Garage	22	Attached 2 car		
Area Over Gar.	99	None		
Basement	01	Full		
Bsmt Fin Qual	01	Unfinished		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1959

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,392	229,680
Basement	Full				
Heating	Yes	A/C Yes			6,580
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		3,500
Additions					64,720
Other Features		WB Stks			13,500

Sub-Total					317,980
Grade	C+	Factor 1.0800			343,418
CDU		C&D Factor 1.00			343,418
Depreciation		35 %			223,222
		Computed cost value @ 70%			156,255

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	320	8,477
L Living Area	FRFF Frame first floor	330	37,779
G Garages	FR Attached frame LE 65	378	17,461
L Living Area	AIR Air conditioning	330	1,003

Total additions 64,720

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	10	80	30.00	1996	C	2,400	50	1,200
Utility Shed									
RS1 Frame	8	12	96	30.00	2015	C	2,880	50	1,400
Utility Shed									

Value at 70% 1,820

Value at 100% 2,600

