

Property at 00031 ROSEWOOD ROAD

Prop ID 3780031

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Administrative Information

Owner name: KOSTAL JOHN A
Second name:
Address: 31 ROSEWOOD ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 002 Clerk map:
Lot: 3780031 Neigh.: Zone: R40 Vol: 291 Page: 019

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	218,230
Resident Outbldg	1.00	1,260

Exemptions

Exempt	Cat	Amount

Last sale

Sale date:
Sale price: 275,000
Sale valid:

Values

Mkt value :
Cost value: 463,786

Summary

Total assessments	324,650
Total exemptions	
Net assessment	324,650

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.6865
Mkt/sale :
Assmt/sale: 1.1805

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	.030	7,500	225			225	158
Residual		1,307						

.950 acres

Total land value

150,225

105,158

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	07	Split Level		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Bedrooms	5
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	3
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	33	C+	Whirlpools	
Garage	12	Basement 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	05	Living Area W/ A	W/B openings	2
Air Condition	06	Ductless Split U		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1973	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area 2,128	326,530
Basement	Full			
Heating	Yes	A/C Yes		9,320
Plumbing	3 F/B	1 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				54,229
Other Features		WB Stks	RR	Bsmt Gar
				40,521

Sub-Total				444,100
Grade	C+	Factor 1.0800		479,628
CDU		C&D Factor 1.00		479,628
Depreciation		35 %		311,758
		Computed cost value @ 70%		218,231

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	437	41,673
P Porches, Patios, Decks	FOFF Frame open first flo	24	1,462
L Living Area	OVER Frame Overhang	28	2,564
P Porches, Patios, Decks	DECK Wood deck	322	8,530

Total additions 54,229

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	12	120	30.00	1997	C	3,600	50	1,800
Utility Shed									

Value at 70% 1,260

Value at 100% 1,800

