

Property at 00039 ROSEWOOD ROAD

Prop ID 3780039

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

Administrative Information

Owner name: TOYEN MARTIN TR &
Second name: TOYEN DORINE TR
Address: 39 ROSEWOOD ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 002 Clerk map:
Lot: 3780039 Neigh.: Zone: R40 Vol: 628 Page: 1245

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	187,580
Resident Outbldg	1.00	3,010

Exemptions

Exempt	Cat	Amount

Last sale

Sale date:
Sale price:
Sale valid:
Values
Mkt value :
Cost value: 426,400

Summary

Total assessments	298,480
Total exemptions	
Net assessment	298,480

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale :
Mkt/sale :
Assmt/sale:

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	.550	7,500	4,125			4,125	2,888
Residual		23,958						

1.470 acres Total land value 154,125 107,888

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	02	Natural Gas	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	33	C+	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	1
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1973	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	910	246,720
Basement	Full with walk				
Heating	Yes	A/C Yes			7,110
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		8,500
Additions					110,005
Other Features		WB Stks	RR		9,393
Sub-Total					381,728
Grade	C+		Factor 1.0800		412,266
CDU			C&D Factor 1.00		412,266
Depreciation			35 %		267,973
Computed cost value @ 70%					187,581

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	224	21,361
L Living Area	BSMT Basement addition	224	4,128
G Garages	FR Attached frame LE 65	624	27,060
L Living Area	FRUF Frame upper full	624	52,248
L Living Area	OVER Frame Overhang	35	3,205
L Living Area	AIR Air conditioning	35	106
L Living Area	AIR Air conditioning	624	1,897

Total additions 110,005

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	24	12	288	30.00		C	8,640	50	4,300
Utility Shed									
Value at 70%					3,010		Value at 100%		4,300

