

Property at 00045 ROSEWOOD ROAD

Prop ID 3780045

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Administrative Information

Owner name: STAUCH ROBERT H AND
Second name: MARY L TRUSTEES
Address: 45 ROSEWOOD ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 002 Clerk map:
Lot: 3780045 Neigh.: Zone: R40 Vol: 756 Page: 559

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	182,700

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 02-Nov-1972
Sale price: 45,000
Sale valid:

Values

Resident Excess			Mkt value :	Cost value:
.42	2,210			414,157

Summary

Total assessments	289,910
Total exemptions	
Net assessment	289,910

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 9.2035
Mkt/sale :
Assmt/sale: 6.4424

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	.420	7,500	3,150			3,150	2,205
Residual		18,295						

1.340 acres

Total land value

153,150

107,205

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	36
Heating System	01	Hot Water	Full Baths	2
Fuel	02	Natural Gas	Half Baths	
Attic	99	None	Addn'l fixtures	
Grade	33	C+	Whirlpools	2,270
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	01	Unfinished	W/B openings	2
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1972	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	244,080
Basement	Full			
Heating	Yes	A/C No		
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas 5,000
Attic	None	Attic size:		
Additions				104,218
Other Features	WB Stks		Bsmt Gar	18,500

Sub-Total		371,798
Grade	C+	Factor 1.0800
CDU	C&D Factor 1.00	401,542
Depreciation	35 %	261,002
	Computed cost value @ 70%	182,701

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	BPAT Brick/flagstone pati	144	3,284
P Porches, Patios, Decks	DECK Wood deck	204	5,404
P Porches, Patios, Decks	FOFF Frame open first flo	150	9,139
L Living Area	BSMT Basement addition	650	11,978
L Living Area	FRFF Frame first floor	650	74,413

Total additions 104,218

