

Property at 00048 ROSEWOOD ROAD

Prop ID 3780048

Printed 07-Feb-2024 12:47 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: ROCHA SHARON L & NELIO G
Second name:
Address: 48 ROSEWOOD ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 002 Clerk map:
Lot: 3780048 Neigh.: Zone: R40 Vol: 742 Page: 351

Assessments

Assmt category	Qty	Amount
Resident Land	.78	105,000
Resident Dwelling	1.00	137,410

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 05-Oct-1993
Sale price: 80,000
Sale valid:

Values

Mkt value :
Cost value: 346,300

Summary

Total assessments	242,410
Total exemptions	
Net assessment	242,410

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 4.3288
Mkt/sale :
Assmt/sale: 3.0301

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.780	150,000	150,000			150,000	105,000
Primary Site		33,977						

.780 acres

Total land value

150,000

105,000

Building Valuation Summary

					Area 1,300	
Dwelling	Frame	1 story w/bsmt				217,570
Basement	Full					
Heating	Yes	A/C Yes				6,240
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p	Saunas	3,500
Attic	None		Attic size:			
Additions						32,451
Other Features	Mason Trim	WB Stks	RR			19,868

Sub-Total						279,629
Grade	C+	Factor 1.0800				301,999
CDU		C&D Factor 1.00				301,999
Depreciation		35 %				196,299
		Computed cost value @ 70%				137,409

Building additions

Category	Type		Area	Value
G Garages	FR Attached frame LE 65		420	19,100
P Porches, Patios, Decks	FEFF Frame enclosed first		140	13,351

Total additions 32,451

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	01	Ranch	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	Story Height 1.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 6 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 3 Unfinished area
Floors	01	Hardwood	Family Rooms Dormer linear f
Heating System	01	Hot Water	Full Baths 1 Masonry trim sf 400
Fuel	02	Natural Gas	Half Baths 1 Finish bsmt sz
Attic	99	None	Addtn'l fixtures Rec Room Size 288
Grade	33	C+	Whirlpools Living area 1,300
Garage	22	Attached 2 car	Saunas # Living Units
Area Over Gar.	99	None	M/F stacks
Basement	01	Full	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: 1959

