

Property at 00053 ROSEWOOD ROAD

Prop ID 3780053

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Administrative Information

Owner name: DARCY VINCENT T & SANDRA J
Second name:
Address: 53 ROSEWOOD ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 002 Clerk map:
Lot: 3780053 Neigh.: Zone: R40 Vol: 393 Page: 434

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	295,750

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 01-Nov-2000
Sale price: 449,900
Sale valid: Y

Values

Resident Excess			Mkt value :	Cost value:
.30	1,580			574,757

Summary

Total assessments	402,330
Total exemptions	
Net assessment	402,330

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.2775
Mkt/sale :
Assmt/sale: .8943

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	.300	7,500	2,250		2,250	1,575
Residual	13,068						

1.220 acres

Total land value

152,250

106,575

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	808	226,800
Basement	Full				
Heating	Yes	A/C Yes			6,540
Plumbing	3 F/B	1 H/B 1 Add'l fix.	1 Wh/p	Saunas	16,500
Attic	None	Attic size:			
Additions					131,922
Other Features	WB Stks				6,750

Sub-Total		388,512
Grade A-	Factor 1.4500	563,342
CDU	C&D Factor 1.00	563,342
Depreciation	25 %	422,507
	Computed cost value @ 70%	295,755

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	844	37,813
G Garages	FSF Full-story fin o/gar	423	28,334
L Living Area	AIR Air conditioning	423	1,286
L Living Area	BSMT Basement addition	418	7,703
L Living Area	FRFF Frame first floor	418	47,853
L Living Area	AIR Air conditioning	418	1,271
P Porches, Patios, Decks	BPAT Brick/flagstone pati	336	7,662

Total additions 131,922

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	19	Modern Colonial	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 7 Garage cars 3
Interior Walls	02	Drywall	Bedrooms 3 Unfinished area
Floors	07	Hardwood/Carpeti	Family Rooms 1 Dormer linear f
Heating System	07	Hydro Air	Full Baths 3 Masonry trim sf
Fuel	02	Natural Gas	Half Baths 1 Finish bsmt sz
Attic	99	None	Addtn'l fixtures 1 Rec Room Size
Grade	47	A-	Whirlpools 1 Living area 2,457
Garage	23	Attached 3 car	Saunas # Living Units
Area Over Gar.	01	Fully Finished	M/F stacks
Basement	01	Full	W/B stacks 1
Bsmt Fin Qual	01	Unfinished	W/B openings 1
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 2000

