

Property at 00054 ROSEWOOD ROAD

Prop ID 3780054

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Administrative Information

Owner name: BENDER KARL I & MELISSA L
Second name:
Address: 54 ROSEWOOD ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 002 Clerk map:
Lot: 3780054 Neigh.: Zone: R40 Vol: 540 Page: 150

Assessments

Assmt category	Qty	Amount
Resident Land	.86	105,000
Resident Dwelling	1.00	400,080

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 13-Apr-2006
Sale price: 390,000
Sale valid: Y

Values

Mkt value :
Cost value: 721,543

Summary

Total assessments	505,080
Total exemptions	
Net assessment	505,080

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.8501
Mkt/sale :
Assmt/sale: 1.2951

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.860	150,000	150,000			150,000	105,000
Primary Site		37,462						

.860 acres Total land value 150,000 105,000

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	8
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	3
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	850
Interior Cond	05	Good	Living area	3,480
Exterior Cond	05	Good	Whirlpools	
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 2012	

Building Valuation Summary

				Area	
Dwelling	Frame	2 story w/bsmt		1,740	408,810
Basement	Full				
Heating	Yes	A/C Yes			11,680
Plumbing	3 F/B	1 H/B	3 Add'l fix.	Wh/p	15,000
Attic	None		Attic size:		
Additions					34,539
Other Features		WB Stks	RR		28,052

Sub-Total				498,081
Grade	B+	Factor 1.3500		672,409
CDU		C&D Factor 1.00		672,409
Depreciation		15 %		571,548
		Computed cost value @ 70%		400,084

Building additions

Category	Type		Area	Value
G Garages	FR Attached frame LE 65		617	26,786
P Porches, Patios, Decks	BPAT Brick/flagstone pati		340	7,753

Total additions 34,539

