

Property at 00057 ROSEWOOD ROAD

Prop ID 3780057

Printed 12-Feb-2025 12:10 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: EASTMAN BRANDON MITCHELL GERALD
 Second name:
 Address: 57 ROSEWOOD ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 002 Clerk map:
 Lot: 3780057 Neigh.: Zone: R40 Vol: 800 Page: 299

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 21-Jan-2025
Resident Land	.92	105,000				Sale price: 460,000
Resident Dwelling	1.00	146,940				Sale valid:
					Values	
Resident Excess	.14	740				Mkt value :
					Cost value: 360,971	
Summary			Utilities		Sales ratios	
Total assessments		252,680	Water	Connecticut	Cost/sale :	.7847
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		252,680	Gas	None	Assmt/sale:	.5493

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	.140	7,500	1,050			1,050	735
Residual		6,098						
				1.060 acres	Total land value		151,050	105,735

Building Valuation Summary

						Area	
Dwelling	Frame	1 1/2 story w/bsmt				562	155,870
Basement	Full						
Heating	Yes	A/C No					
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas		8,500
Attic	None		Attic size:				
Additions							127,897
Other Features		WB Stks					6,750
Sub-Total							299,017
Grade	C+		Factor 1.0800				322,938
CDU			C&D Factor 1.00				322,938
Depreciation			35 %				209,910
Computed cost value @ 70%							146,937

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	160	9,748
P Porches, Patios, Decks	BPAT Brick/flagstone pati	414	9,441
G Garages	FR Attached frame LE 65	552	24,250
L Living Area	FRFF Frame first floor	594	68,002
L Living Area	BSMT Basement addition	594	10,946
P Porches, Patios, Decks	DECK Wood deck	208	5,510
Total additions			127,897

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	10	Vertical Siding		
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	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	33	C+	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1977	

