

Property at 00063 ROSEWOOD ROAD

Prop ID 3780063

Printed 07-Feb-2024 12:48 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MCCOY RYAN M & ELIZABETH D
Second name:
Address: 63 ROSEWOOD ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 002 Clerk map:
Lot: 3780063 Neigh.: Zone: R40 Vol: 730 Page: 328

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	194,420

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 12-Jul-2019
Sale price: 379,900
Sale valid:

Values

Resident Excess	.08	420	Mkt value :	
			Cost value:	428,343

Summary

Total assessments	299,840
Total exemptions	
Net assessment	299,840

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.1275
Mkt/sale :
Assmt/sale: .7893

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	.080	7,500	600			600	420
Residual		3,485						

1.000 acres

Total land value

150,600

105,420

Building Valuation Summary

					Area 1,098	
Dwelling	Frame	2 story w/bsmt				283,430
Basement	Full					
Heating	Yes	A/C Yes				8,140
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas	8,500
Attic	None		Attic size:			
Additions						88,832
Other Features		WB Stks				6,750

Sub-Total						395,652
Grade	C+	Factor 1.0800				427,304
CDU		C&D Factor 1.00				427,304
Depreciation		35 %				277,748
		Computed cost value @ 70%				194,424

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	216	20,598
G Garages	FR Attached frame LE 65	484	21,597
L Living Area	FRUF Frame upper full	330	27,631
P Porches, Patios, Decks	FOFF Frame open first flo	145	8,834
P Porches, Patios, Decks	DECK Wood deck	384	10,172

Total additions 88,832

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	04	Colonial	
Exterior Walls	02	Wood Shingles	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 9 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 5 Unfinished area
Floors	01	Hardwood	Family Rooms 1 Dormer linear f
Heating System	01	Hot Water	Full Baths 2 Masonry trim sf
Fuel	01	Oil	Half Baths 1 Finish bsmt sz
Attic	99	None	Addtn'l fixtures Rec Room Size
Grade	33	C+	Whirlpools Living area 2,526
Garage	22	Attached 2 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: 1966

