

Property at 00064 ROSEWOOD ROAD

Prop ID 3780064

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

Administrative Information

Owner name: QUINN DANIEL F AND
 Second name: CHRISTINE A
 Address: 64 ROSEWOOD ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 002 Clerk map:
 Lot: 3780064 Neigh.: Zone: R40 Vol: 258 Page: 145

Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date: 23-Mar-1992	
Resident Land	.92 105,000			Sale price: 222,250	
Resident Dwelling	1.00 169,950			Sale valid:	
				Values	
Resident Excess	.08 420			Mkt value :	
				Cost value: 393,386	
Summary		Utilities		Sales ratios	
Total assessments	275,370	Water	Connecticut	Cost/sale :	1.7700
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	275,370	Gas	None	Assmt/sale:	1.2390

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			
Dwelling	Frame	1 1/2 story w/bsmt	768		190,950
Basement	Full				
Heating	Yes	A/C Yes			5,510
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas	5,000
Attic	None	Attic size:			
Additions					128,379
Other Features		WB Stks			16,000
Sub-Total					345,839
Grade	C+	Factor 1.0800			373,506
CDU		C&D Factor 1.00			373,506
Depreciation		35 %			242,779
		Computed cost value @ 70%			169,945

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	234	22,315
P Porches, Patios, Decks	BPAT Brick/flagstone pati	288	6,568
G Garages	FR Attached frame LE 65	504	22,378
L Living Area	FRFF Frame first floor	195	22,324
L Living Area	FRFF Frame first floor	315	36,062
L Living Area	BSMT Basement addition	315	5,805
L Living Area	FATT Full finished attic	315	11,377
L Living Area	AIR Air conditioning	510	1,550

Total additions 128,379

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	3
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	28
Grade	33	C+	Full Baths	2
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	1,819
Exterior Cond	05	Good	Whirlpools	
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	3
			Actual Year Built: 1964	

