

Property at 00076 ROSEWOOD ROAD

Prop ID 3780076

Printed 06-Aug-2025 2:31 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MARSHALL BRIAN & LISA
Second name:
Address: 76 ROSEWOOD ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 002 Clerk map:
Lot: 3780076 Neigh.: Zone: R40 Vol: 805 Page: 936

Assessments

Assmt category	Qty	Amount
Resident Land	.88	105,000
Resident Dwelling	1.00	182,490

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 29-Jul-2025
Sale price: 650,000
Sale valid:

Values

Mkt value :
Cost value: 410,700

Summary

Total assessments	287,490
Total exemptions	
Net assessment	287,490

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : .6318
Mkt/sale :
Assmt/sale: .4423

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.880	150,000	150,000		150,000	105,000
Primary Site		38,333					

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

Building Valuation Summary

				Area	
Dwelling	Frame	1 story w/bsmt		1,553	250,870
Basement	Full				
Heating	Yes	A/C Yes			7,180
Plumbing	2 F/B	H/B 1 Add'l fix.	Wh/p	Saunas	5,500
Attic	None	Attic size:			
Additions					91,826
Other Features	WB Stks				16,000

Sub-Total				371,376
Grade	C+	Factor 1.0800		401,086
CDU		C&D Factor 1.00		401,086
Depreciation		35 %		260,706
		Computed cost value @ 70%		182,494

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	504	22,378
L Living Area	FRFF Frame first floor	200	22,896
P Porches, Patios, Decks	F0FF Frame open first flo	24	1,462
L Living Area	FRFF Frame first floor	280	32,055
P Porches, Patios, Decks	F0FF Frame open first flo	190	11,576
L Living Area	AIR Air conditioning	280	851
L Living Area	AIR Air conditioning	200	608

Total additions 91,826

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
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	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
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	1
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	2,033
Exterior Cond	05	Good	Whirlpools	
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	3
			Actual Year Built: 1963	

