

Property at 00079 ROSEWOOD ROAD

Prop ID 3780079

Printed 07-Feb-2024 12:49 PM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: FRITZGES HARRY AND  
 Second name: KOZLOWSKA MAGDALENA  
 Address: 79 ROSEWOOD ROAD  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 002 Clerk map:  
 Lot: 3780079 Neigh.: Zone: R40 Vol: 711 Page: 352

| Assessments       |              | Exemptions |              | Last sale              |        |
|-------------------|--------------|------------|--------------|------------------------|--------|
| Assmt category    | Qty Amount   | Exempt Cat | Amount       | Sale date: 10-Jul-2017 |        |
| Resident Land     | .83 105,000  |            |              | Sale price: 291,000    |        |
| Resident Dwelling | 1.00 170,310 |            |              | Sale valid:            |        |
|                   |              |            |              | Values                 |        |
|                   |              |            |              | Mkt value :            |        |
|                   |              |            |              | Cost value: 393,300    |        |
| Summary           |              | Utilities  |              | Sales ratios           |        |
| Total assessments | 275,310      | Water      | Connecticut  | Cost/sale :            | 1.3515 |
| Total exemptions  |              | Sewer      | Public sewer | Mkt/sale :             |        |
| Net assessment    | 275,310      | Gas        | None         | Assmt/sale:            | .9461  |

## Land Information

| Type         | Use | Acres/SqFt | Rate    | Total            | Infl Fact | Value   | 70% Value |
|--------------|-----|------------|---------|------------------|-----------|---------|-----------|
| PRIM         | 11  | .830       | 150,000 | 150,000          |           | 150,000 | 105,000   |
| Primary Site |     | 36,155     |         |                  |           |         |           |
|              |     | .830 acres |         | Total land value |           | 150,000 | 105,000   |

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |       |
|----------------|------|------------------|-------------------------|-------|
| Style          | 01   | Ranch            |                         |       |
| Exterior Walls | 02   | Wood Shingles    |                         |       |
| Roof Material  | 01   | Asphalt Shingles | Story Height 1.0        |       |
| 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              |       |
| Attic          | 99   | None             | Addn'l fixtures         |       |
| Grade          | 33   | C+               | Whirlpools              | 1,934 |
| Garage         | 22   | Attached 2 car   | Saunas                  |       |
| Area Over Gar. | 99   | None             | M/F stacks              | 1     |
| 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: 1964 |       |

## Building Valuation Summary

|                           |       |                 |      |        |         |
|---------------------------|-------|-----------------|------|--------|---------|
| Dwelling                  | Frame | 1 story w/bsmt  | Area | 1,550  | 250,470 |
| Basement                  | Full  |                 |      |        |         |
| Heating                   | Yes   | A/C No          |      |        |         |
| Plumbing                  | 2 F/B | H/B Add'l fix.  | Wh/p | Saunas | 5,000   |
| Attic                     | None  | Attic size:     |      |        |         |
| Additions                 |       |                 |      |        | 81,368  |
| Other Features            |       | WB Stks M Stks  |      |        | 9,750   |
| Sub-Total                 |       |                 |      |        | 346,588 |
| Grade                     | C+    | Factor 1.0800   |      |        | 374,315 |
| CDU                       |       | C&D Factor 1.00 |      |        | 374,315 |
| Depreciation              |       | 35 %            |      |        | 243,305 |
| Computed cost value @ 70% |       |                 |      |        | 170,314 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| G Garages                | FR Attached frame LE 65   | 528  | 23,314 |
| P Porches, Patios, Decks | DECK Wood deck            | 302  | 8,000  |
| L Living Area            | FRFF Frame first floor    | 384  | 43,961 |
| P Porches, Patios, Decks | FOFF Frame open first flo | 100  | 6,093  |

Total additions 81,368

