

Property at 00085 ROSEWOOD ROAD

Prop ID 3780085

Printed 06-Apr-2026 1:08 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: BROOKE JACQUELINE CO-TTE &
 Second name: LANGER CATHERINE CO-TTE
 Address: 85 ROSEWOOD ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 002 Clerk map:
 Lot: 3780085 Neigh.: Zone: R40 Vol: 794 Page: 334

Assessments

Assmt category	Qty	Amount
Resident Land	.76	105,000
Resident Dwelling	1.00	205,080

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 23-Mar-1966
 Sale price:
 Sale valid:

Values

Mkt value :
 Cost value: 442,971

Summary

Total assessments	310,080
Total exemptions	
Net assessment	310,080

Utilities

Water	Connecticut
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale :
 Mkt/sale :
 Assmt/sale:

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.760	150,000	150,000			150,000	105,000
Primary Site		33,106						

.760 acres	Total land value	150,000	105,000
------------	------------------	---------	---------

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	279,920
Basement	Full		1,080	
Heating	Yes	A/C No		
Plumbing	3 F/B	1 H/B 1 Add'l fix.	Wh/p	Saunas 14,000
Attic	None	Attic size:		
Additions				71,499
Other Features	WB Stks	RR		19,820

Sub-Total		385,239
Grade	B-	Factor 1.1700 450,730
CDU	C&D Factor 1.00	450,730
Depreciation	35 %	292,975
	Computed cost value @ 70%	205,083

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	224	21,361
L Living Area	OVER Frame Overhang	36	3,297
L Living Area	FRFF Frame first floor	228	26,102
G Garages	FR Attached frame LE 65	462	20,739

Total additions	71,499
-----------------	--------

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	04	Colonial	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 7 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 3 Unfinished area
Floors	01	Hardwood	Family Rooms 1 Dormer linear f
Heating System	01	Hot Water	Full Baths 3 Masonry trim sf
Fuel	02	Natural Gas	Half Baths 1 Finish bsmt sz
Attic	99	None	Addn'l fixtures 1 Rec Room Size 480
Grade	37	B-	Whirlpools Living area 2,424
Garage	22	Attached 2 car	Saunas # Living Units
Area Over Gar.	99	None	M/F stacks
Basement	01	Full	W/B stacks 1
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings 2
Air Condition	99	None	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1966

