

Property at 00088 ROSEWOOD ROAD

Prop ID 3780088

Printed 07-Feb-2024 12:50 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: PARK SAIL AND JUNGHAE T
Second name:
Address: 88 ROSEWOOD ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 002 Clerk map:
Lot: 3780088 Neigh.: Zone: R40 Vol: 400 Page: 355

Assessments

Assmt category	Qty	Amount
Resident Land	.84	105,000
Resident Dwelling	1.00	146,300
Resident Outbldg	1.00	1,680

Exemptions

Exempt	Cat	Amount
--------	-----	--------

Last sale

Sale date: 28-Mar-2001
Sale price: 224,000
Sale valid: Y

Values

Mkt value :
Cost value: 361,400

Summary

Total assessments	252,980
Total exemptions	
Net assessment	252,980

Utilities

Water	Connecticut
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : 1.6134
Mkt/sale :
Assmt/sale: 1.1294

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.840	150,000	150,000			150,000	105,000
Primary Site		36,590						

.840 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	7
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	02	Natural Gas	Half Baths	
Attic	99	None	Addtn'l fixtures	1
Grade	33	C+	Whirlpools	
Garage	12	Basement 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	2
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: 1962	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,566	252,580
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	H/B 1 Add'l fix.	Wh/p	Saunas	5,500
Attic	None	Attic size:			
Additions					10,560
Other Features	WB Stks	RR	Bsmt Gar		29,070
Sub-Total					297,710
Grade	C+	Factor 1.0800			321,527
CDU		C&D Factor 1.00			321,527
Depreciation		35 %			208,993
Computed cost value @ 70%					146,295

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	288	7,629
L Living Area	OVER Frame Overhang	32	2,931

Total additions 10,560

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	16	160	30.00	1997	C	4,800	50	2,400
Utility Shed									
Value at 70%					1,680	Value at 100%			
						2,400			

