

Property at 00091 ROSEWOOD ROAD

Prop ID 3780091

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Administrative Information

Owner name: TREMBLAY PATRICIA & LOUIS ELWIN
Second name: TRUSTEES
Address: 91 ROSEWOOD ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 002 Clerk map:
Lot: 3780091 Neigh.: Zone: R40 Vol: 719 Page: 328

Assessments

Assmt category	Qty	Amount
Resident Land	.74	105,000
Resident Dwelling	1.00	175,660
Resident Outbldg	1.00	980

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 11-Jun-1986
Sale price: 176,750
Sale valid: 1

Values

Mkt value :
Cost value: 402,343

Summary

Total assessments	281,640
Total exemptions	
Net assessment	281,640

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 2.2763
Mkt/sale :
Assmt/sale: 1.5934

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.740	150,000	150,000			150,000	105,000
Primary Site		32,234						

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

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	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	1
Fuel	02	Natural Gas	Half Baths	2
Attic	99	None	Addtn'l fixtures	
Grade	33	C+	Whirlpools	
Garage	22	Attached 2 car	Saunas	
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: 1968	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area 1,447	236,920
Basement	Full			
Heating	Yes	A/C No		
Plumbing	1 F/B	2 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				7,000
Other Features	WB Stks	RR		88,891
				24,665
Sub-Total				357,476
Grade	C+	Factor 1.0800		386,074
CDU		C&D Factor 1.00		386,074
Depreciation		35 %		250,948
		Computed cost value @ 70%		175,664

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	462	20,739
P Porches, Patios, Decks	FOFF Frame open first flo	65	3,960
P Porches, Patios, Decks	DECK Wood deck	238	6,305
L Living Area	FRFF Frame first floor	495	56,668
P Porches, Patios, Decks	FOFF Frame open first flo	20	1,219

Total additions 88,891

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	30.00	1994	C	2,880	50	1,400
Utility Shed									
Value at 70%			980				Value at 100%		1,400

