

Property at 00100 ROSEWOOD ROAD

Prop ID 3780100

Printed 06-Feb-2026 8:44 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: LEGHORN BRITTANY
 Second name:
 Address: 100 ROSEWOOD ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 002 Clerk map:
 Lot: 3780100 Neigh.: Zone: R40 Vol: 809 Page: 501

Assessments

Assmt category	Qty	Amount
Resident Land	.89	105,000
Resident Dwelling	1.00	181,650
Resident Outbldg	4.00	60,270

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 17-Nov-2025
 Sale price: 751,100
 Sale valid:

Values

Mkt value :
 Cost value: 495,600

Summary

Total assessments	346,920
Total exemptions	
Net assessment	346,920

Utilities

Water	Connecticut
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : .6598
 Mkt/sale :
 Assmt/sale: .4619

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.890	150,000	150,000			150,000	105,000
Primary Site		38,768						

.890 acres

Total land value

150,000

105,000

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	08	Raised Ranch		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	05	W/W over sub-flo		
Heating System	02	Forced Hot Air		
Fuel	02	Natural Gas		
Attic	99	None		
Grade	30	C		
Garage	32	Detached 2 car		
Area Over Gar.	04	Loft		
Basement	04	Full with walk-o		
Bsmt Fin Qual	05	Living Area W/ A		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1968

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,894	295,740
Basement	Full with walk				
Heating	Yes	A/C Yes			8,450
Plumbing	3 F/B	H/B 1 Add'l fix.	Wh/p	Saunas	10,500
Attic	None	Attic size:			
Additions					48,859
Other Features		WB Stks	RR		35,675
Sub-Total					399,224
Grade	C	Factor 1.0000			399,224
CDU		C&D Factor 1.00			399,224
Depreciation		35 %			259,496
Computed cost value @ 70%					181,647

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	261	6,914
L Living Area	FRFF Frame first floor	88	10,074
P Porches, Patios, Decks	FOFF Frame open first flo	448	27,295
L Living Area	OVER Frame Overhang	30	2,748
P Porches, Patios, Decks	FOFF Frame open first flo	30	1,828

Total additions 48,859

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	28	28	784	55.95		C	43,865	50	21,900
Block Detach Garage									
RS1 Frame	6	28	168	30.00		C	5,040	50	2,500
Utility Shed									
RP3 Pool w/	20	40	800	110.5		C	88,440	50	44,200
Reinfor Conc									
TC1 Asphalt			1	35,00		C	35,000	50	17,500
Tennis court									
Value at 70%		60,270					Value at 100%		86,100

