

Property at 00103 ROSEWOOD ROAD

Prop ID 3780103

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Administrative Information

Owner name: NORDLUND THOMAS J &
Second name: JENNIFER K
Address: 103 ROSEWOOD ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 002 Clerk map:
Lot: 3780103 Neigh.: Zone: R40 Vol: 570 Page: 178

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale
Resident Land	.92	105,000			Sale date: 25-Jan-2008
Resident Dwelling	1.00	199,320			Sale price: 390,000
Resident Outbldg	1.00	16,800			Sale valid:
					Values
Resident Excess	.04	210			Mkt value : Cost value: 459,043

Summary

Total assessments	321,330	Water	Connecticut	Cost/sale :	1.1770
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	321,330	Gas	None	Assmt/sale:	.8239

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	150,000	150,000		150,000	105,000
Primary Site	40,075						
RES	12	.040	7,500	300		300	210
Residual	1,742						
		.960 acres	Total land value	150,300		105,210	

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	04	Colonial	
Exterior Walls	03	Aluminum Siding	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 8
Interior Walls	02	Drywall	Garage cars 2
Floors	01	Hardwood	Bedrooms 4
Heating System	02	Forced Hot Air	Unfinished area
Fuel	01	Oil	Family Rooms 1
Attic	99	None	Dormer linear f
Grade	37	B-	Full Baths 2
Garage	22	Attached 2 car	Masonry trim sf
Area Over Gar.	99	None	Half Baths 1
Basement	01	Full	Finish bsmt sz
Bsmt Fin Qual	02	Rec Room w/o air	Addtn'l fixtures
Air Condition	01	Central Air	Rec Room Size 336
Interior Cond	05	Good	Whirlpools
Exterior Cond	05	Good	Living area 2,392
			# Living Units
			M/F stacks
			W/B stacks 1
			W/B openings 1
			Saunas
			Actual Year Built: 1973

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	973	259,020
Basement	Full				
Heating	Yes	A/C Yes			7,450
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	8,500
Attic	None		Attic size:	Saunas	
Additions					85,300
Other Features		WB Stks	RR		14,149
Sub-Total					374,419
Grade	B-	Factor 1.1700			438,070
CDU		C&D Factor 1.00			438,070
Depreciation		35 %			284,746
Computed cost value @ 70%					199,322

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	336	8,901
L Living Area	FRFF Frame first floor	314	35,947
L Living Area	AIR Air conditioning	314	955
G Garages	FR Attached frame LE 65	558	24,484
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924
L Living Area	OVER Frame Overhang	132	12,089
Total additions			85,300

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	18	36	648	74.05	2008	C	47,984	50	24,000
Value at 70%		16,800	Value at 100%		24,000				

