

Property at 00109 ROSEWOOD ROAD

Prop ID 3780109

Printed 07-Oct-2026 9:40 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: BRUCKER JOHN AND
 Second name: HUBBARD MARYANN
 Address: 109 ROSEWOOD ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 002 Clerk map:
 Lot: 3780109 Neigh.: Zone: R40 Vol: 808 Page: 975

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 07-Dec-2023
Resident Land	.92	105,000				Sale price: 450,000
Resident Dwelling	1.00	209,870				Sale valid:
					Values	
Resident Excess	.26	1,370			Mkt value :	
					Cost value:	451,771
Summary			Utilities		Sales ratios	
Total assessments		316,240	Water	Connecticut	Cost/sale :	1.0039
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		316,240	Gas	CNG	Assmt/sale:	.7028

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	.260	7,500	1,950			1,950	1,365
Residual		11,326						
1.180 acres				Total land value			151,950	106,365

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				1,040	272,110
Basement	Full						
Heating	Yes	A/C Yes					7,820
Plumbing	2 F/B	1 H/B	2 Add'l fix.	Wh/p	Saunas		9,500
Attic	None			Attic size:			
Additions							89,243
Other Features		WB Stks	RR				15,558
Sub-Total							394,231
Grade	B-		Factor 1.1700				461,250
CDU			C&D Factor 1.00				461,250
Depreciation			35 %				299,813
Computed cost value @ 70%							209,869

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	280	26,701
P Porches, Patios, Decks	UTIL Utility building	112	3,199
G Garages	FR Attached frame LE 65	528	23,314
L Living Area	FRFF Frame first floor	160	18,317
P Porches, Patios, Decks	FEFF Frame enclosed first	80	7,629
L Living Area	OVER Frame Overhang	40	3,663
P Porches, Patios, Decks	DECK Wood deck	224	5,934
L Living Area	AIR Air conditioning	160	486
Total additions			89,243

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	8
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	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	Addn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	400
Interior Cond	05	Good	Living area	2,280
Exterior Cond	05	Good	Whirlpools	
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	1
Actual Year Built: 1967				

