

Property at 00115 ROSEWOOD ROAD

Prop ID 3780115

Printed 07-Feb-2024 12:51 PM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: ONION JOSEPH E JR & STACEY  
 Second name:  
 Address: 115 ROSEWOOD ROAD  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 002 Clerk map:  
 Lot: 3780115 Neigh.: Zone: R40 Vol: 741 Page: 907

| Assessments       |         |         | Exemptions |             | Last sale    |                        |
|-------------------|---------|---------|------------|-------------|--------------|------------------------|
| Assmt category    | Qty     | Amount  | Exempt     | Cat         | Amount       | Sale date: 27-Jul-2011 |
| Resident Land     | .92     | 105,000 |            |             |              | Sale price: 415,000    |
| Resident Dwelling | 1.00    | 224,680 |            |             |              | Sale valid:            |
| Resident Outbldg  | 1.00    | 1,470   |            |             |              | Values                 |
| Resident Excess   | .26     | 1,370   |            |             |              | Mkt value :            |
|                   |         |         |            |             |              | Cost value: 475,029    |
| Summary           |         |         | Utilities  |             | Sales ratios |                        |
| Total assessments | 332,520 |         | Water      | Connecticut | Cost/sale :  | 1.1446                 |
| Total exemptions  |         |         | Sewer      | Septic      | Mkt/sale :   |                        |
| Net assessment    | 332,520 |         | Gas        | None        | Assmt/sale:  | .8013                  |

## 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   |

## 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             | 7 |
| Interior Walls | 02   | Drywall          | Bedrooms                | 4 |
| Floors         | 01   | Hardwood         | Family Rooms            | 1 |
| Heating System | 02   | Forced Hot Air   | Full Baths              | 2 |
| Fuel           | 02   | Natural Gas      | Half Baths              | 1 |
| Attic          | 99   | None             | Addtn'l fixtures        |   |
| Grade          | 37   | B-               | Whirlpools              |   |
| Garage         | 22   | Attached 2 car   | Saunas                  |   |
| Area Over Gar. | 99   | None             | M/F stacks              |   |
| Basement       | 01   | Full             | W/B stacks              | 2 |
| Bsmt Fin Qual  | 01   | Unfinished       | W/B openings            | 3 |
| Air Condition  | 01   | Central Air      |                         |   |
| Interior Cond  | 05   | Good             |                         |   |
| Exterior Cond  | 05   | Good             | Actual Year Built: 1968 |   |

## Building Valuation Summary

|                |       |                           |             |      |        | Area |         |
|----------------|-------|---------------------------|-------------|------|--------|------|---------|
| Dwelling       | Frame | 2 story w/bsmt            |             |      |        | 912  | 247,110 |
| Basement       | Full  |                           |             |      |        |      |         |
| Heating        | Yes   | A/C Yes                   |             |      |        |      | 7,120   |
| Plumbing       | 2 F/B | 1 H/B                     | Add'l fix.  | Wh/p | Saunas |      | 8,500   |
| Attic          | None  |                           | Attic size: |      |        |      |         |
| Additions      |       |                           |             |      |        |      | 143,322 |
| Other Features |       | WB Stks                   |             |      |        |      | 16,000  |
| Sub-Total      |       |                           |             |      |        |      | 422,052 |
| Grade          | B-    | Factor 1.1700             |             |      |        |      | 493,801 |
| CDU            |       | C&D Factor 1.00           |             |      |        |      | 493,801 |
| Depreciation   |       | 35 %                      |             |      |        |      | 320,971 |
|                |       | Computed cost value @ 70% |             |      |        |      | 224,680 |

## Building additions

| Category                 | Type                      | Area | Value   |
|--------------------------|---------------------------|------|---------|
| L Living Area            | FRFF Frame first floor    | 762  | 87,235  |
| G Garages                | FR Attached frame LE 65   | 576  | 25,187  |
| L Living Area            | FRFF Frame first floor    | 169  | 19,347  |
| P Porches, Patios, Decks | FOFF Frame open first flo | 65   | 3,960   |
| L Living Area            | OVER Frame Overhang       | 38   | 3,480   |
| P Porches, Patios, Decks | UTIL Utility building     | 144  | 4,113   |
| Total additions          |                           |      | 143,322 |

## Outbuilding Information

| Description  | Wid | Len | Area  | Rate  | Year | Cnd | RCN           | Depr | Value |
|--------------|-----|-----|-------|-------|------|-----|---------------|------|-------|
| RS1 Frame    | 10  | 14  | 140   | 30.00 | 2022 | C   | 4,200         | 50   | 2,100 |
| Utility Shed |     |     |       |       |      |     |               |      |       |
| Value at 70% |     |     | 1,470 |       |      |     | Value at 100% |      | 2,100 |

