

Property at 00030 SMITH ROAD

Prop ID 3990030

Printed 07-Feb-2024 2:09 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: NEWMAN STEWART E &
 Second name: KRISTIN R
 Address: 30 SMITH ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map: 97 042
 Lot: 3990030 Neigh.: Zone: R30 Vol: 678 Page: 390

Assessments

Assmt category	Qty	Amount
Resident Land	.69	87,500
Resident Outbldg	3.00	31,010
Resident Dwelling	1.00	343,190

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 22-Sep-2014
 Sale price: 535,000
 Sale valid:

Values

Mkt value :
 Cost value: 673,529

Summary

Total assessments	471,470	
Total exemptions		
Net assessment	471,470	

Utilities

Water	Connecticut	
Sewer	Public sewer	
Gas	CNG	

Sales ratios

Cost/sale : 1.2589
 Mkt/sale :
 Assmt/sale: .8813

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.690	125,000	125,000			125,000	87,500
Primary Site		30,056						
RES	12	1.860	7,500	13,950			13,950	9,765
Residual		81,022						

2.550 acres

Total land value

138,950

97,265

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	1,548	371,310
Basement	Full with walk			
Heating	Yes	A/C Yes		10,620
Plumbing	4 F/B	1 H/B	2 Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Additions				126,372
Other Features		M Stks RR		25,555

Sub-Total		555,857
Grade	B	Factor 1.2600
CDU		C&D Factor 1.00
Depreciation		30 %
		Computed cost value @ 70%
		343,186

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	108	12,364
L Living Area	BSMT Basement addition	108	1,990
L Living Area	AIR Air conditioning	108	328
P Porches, Patios, Decks	FOFF Frame open first flo	468	28,513
G Garages	FRL Attached frame GT 65	720	32,257
G Garages	FSF Full-story fin o/gar	420	28,133
L Living Area	AIR Air conditioning	420	1,277
P Porches, Patios, Decks	DECK Wood deck	812	21,510

Total additions 126,372

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	19	Modern Colonial	
Exterior Walls	04	Vinyl Siding	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 9
Interior Walls	02	Drywall	Garage cars 2
Floors	07	Hardwood/Carpet	Bedrooms 4
Heating System	01	Hot Water	Family Rooms 1
Fuel	02	Natural Gas	Full Baths 4
Attic	99	None	Half Baths 1
Grade	40	B	Finish bsmt sz
Garage	22	Attached 2 car	Addtn'l fixtures 2
Area Over Gar.	06	Half Story Unfin	Rec Room Size 900
Basement	04	Full with walk-o	Whirlpools 1
Bsmt Fin Qual	03	Rec Room W/ Air	Living area 3,624
Air Condition	01	Central Air	# Living Units
Interior Cond	05	Good	
Exterior Cond	05	Good	

Actual Year Built: 1999

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	18	36	648	74.05	2000	C	47,984	50	24,000
AB2 Flat barn	17	36	612	37.75	2002	B	29,110	50	14,600
RC2 Canopy	16	34	544	21.10		C	11,478	50	5,700
Value at 70%			31,010				Value at 100%		44,300

