

Property at 00057 SMITH ROAD

Prop ID 3990057

Printed 05-Feb-2025 8:45 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: BEAUREGARD ERICA ROSE AND
 Second name: ZANGRANDI RYAN EDWARD
 Address: 57 SMITH ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map: 12 026
 Lot: 3990057 Neigh.: Zone: R30 Vol: 798 Page: 420

Assessments

Assmt category	Qty	Amount
Resident Land	.69	87,500
Resident Outbldg	2.00	6,790
Resident Dwelling	1.00	131,760

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 01-Nov-2024
 Sale price: 416,500
 Sale valid:

Values

Mkt value :
 Cost value: 323,014

Summary

Total assessments	226,110
Total exemptions	
Net assessment	226,110

Utilities

Water	Well
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : .7755
 Mkt/sale :
 Assmt/sale: .5429

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	.012	7,500	90			90	63
Residual		523						

.702 acres

Total land value

125,090

87,563

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	17	Old style		
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	01	Plaster	Bedrooms	4
Floors	01	Hardwood	Family Rooms	
Heating System	03	Steam	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	30	C	Whirlpools	
Garage	31	Detached 1 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	
Bsmt Fin Qual	01	Unfinished	W/B openings	
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good		
			Actual Year Built: 1875	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	546	175,630
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas	5,000
Attic	None	Attic size:			
Additions					108,946
Other Features					

Sub-Total				289,576
Grade	C	Factor 1.0000		289,576
CDU		C&D Factor 1.00		289,576
Depreciation		35 %		188,224
		Computed cost value @ 70%		131,757

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	150	14,304
P Porches, Patios, Decks	FEUF Frame enclosed upper	150	8,586
P Porches, Patios, Decks	F0FF Frame open first flo	266	16,206
L Living Area	FRFF Frame first floor	18	2,061
L Living Area	FRFF Frame first floor	342	39,153
L Living Area	FRUF Frame upper full	342	28,636

Total additions 108,946

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	10	27	270	55.95		C	15,107	75	3,800
Block Detach Garage									
AB2 Flat barn	15	21	315	37.75		C	11,891	50	5,900

Value at 70% 6,790

Value at 100% 9,700

