

Property at 00095 STONY CORNERS CIRCLE

Prop ID 4120095

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Administrative Information

Owner name: NEWCOMB COURTNEY L & MATTHEW
 Second name:
 Address: 95 STONY CORNERS CIRCLE
 City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map:
 Lot: 4120095 Neigh.: Zone: R40 Vol: 803 Page: 532

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 21-May-2025
Resident Land	.92	115,500				Sale price: 826,000
Resident Dwelling	1.00	301,080				Sale valid:
Resident Outbldg	1.00	1,680				Values
						Mkt value :
Resident Excess	.12	630				Cost value: 598,414
Summary			Utilities		Sales ratios	
Total assessments		418,890	Water	Well	Cost/sale :	.7245
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		418,890	Gas	None	Assmt/sale:	.5071

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	165,000	165,000			165,000	115,500
Primary Site		40,075						
RES	12	.120	7,500	900			900	630
Residual		5,227						
		1.040 acres	Total land value				165,900	116,130

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	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	3
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	1
Grade	43	B+	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	01	Unfinished	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1965	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,484	358,820
Basement	Full				
Heating	Yes	A/C Yes			10,270
Plumbing	3 F/B	1 H/B 1 Add'l fix.	Wh/p	Saunas	14,000
Attic	None	Attic size:			
Additions					78,506
Other Features	Mason Trim	WB Stks	RR		28,564
Sub-Total					490,160
Grade	B+	Factor 1.3500			661,716
CDU		C&D Factor 1.00			661,716
Depreciation		35 %			430,115
Computed cost value @ 70%					301,081

Building additions

Category	Type	Area	Value
L Living Area	FRUF Frame upper full	484	40,525
G Garages	FR Attached frame LE 65	484	21,597
L Living Area	OVER Frame Overhang	26	2,381
P Porches, Patios, Decks	BPAT Brick/flagstone pati	330	7,525
P Porches, Patios, Decks	DECK Wood deck	189	5,007
L Living Area	AIR Air conditioning	484	1,471
Total additions			78,506

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	16	160	30.00	2026	C	4,800	50	2,400
Utility Shed									
Value at 70%		1,680	Value at 100%		2,400				

