

Property at 00535 NEW ROAD

Prop ID 3280535

Printed 20-Feb-2010 3:46 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: NELSON PAUL S AND  
 Second name: MARY-ANN  
 Address: 535 NEW ROAD  
 City/state: AVON CT Zip: 06001

Location Information

Map: 048 Clerk map:  
 Lot: 3280535 Neigh.: Zone: R15 Vol: 239 Page: 108

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date:	25-Sep-1990
Resident Land	.53	87,500			Sale price:	135,000
Resident Dwelling	1.00	85,490			Sale valid:	
Resident Outbldg	1.00	700			Values	
					Mkt value :	
					Cost value:	248,130
Summary			Utilities		Sales ratios	
Total assessments		173,690	Water	Well	Cost/sale :	1.8380
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		173,690	Gas	None	Assmt/sale:	1.2866

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.530	125,000				125,000	87,500
Primary Site		23,087						
.5300 acres				Total land value			125,000	87,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	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	8
Interior Walls	02	Drywall	Garage cars	
Floors	01	Hardwood	Bedrooms	Unfinished area
Heating System	02	Forced Hot Air	Family Rooms	Dormer linear f
Fuel	01	Oil	Full Baths	1
Attic	99	None	Half Baths	Masonry trim sf
Grade	30	C	Addtn'l fixtures	Finish bsmt sz
Garage	99	None	Whirlpools	Rec Room Size
Area Over Gar.	99	None	Saunas	Living area 1,600
Basement	04	Full with walk-o	# Living Units	
Bsmt Fin Qual	01	Unfinished	M/F stacks	
Air Condition	99	None	W/B stacks	
Interior Cond	05	Good	W/B openings	
Exterior Cond	05	Good	Actual Year Built: 1952	

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	720 158,070
Basement	Full with walk		
Heating	Yes	A/C No	
Plumbing	1 F/B	H/B Add'l fix.	Wh/p Saunas
Attic	None		Attic size:
Additions			16,400
Other Features	Unfin		3,500
Sub-Total			174,470
Grade	C	Factor 1.0000	174,470
CDU	C&D Factor 1.00		174,470
Depreciation	30 %		122,130
Computed cost value @ 70%			85,490

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	CPAT Concrete patio	160	1,000
L Living Area	FRFF Frame first floor	160	12,900
P Porches, Patios, Decks	DECK Wood deck	80	1,500
P Porches, Patios, Decks	FOFF Frame open first flo	24	1,000
Total additions			16,400

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS2 Metal	10	10	100	20.00			2,000	50	1,000
Utility Shed									
Value at 70%			700	Value at 100%			1,000		

