

Property at 00545 NEW ROAD

Prop ID 3280545

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**Administrative Information**  
 Owner name: NEWINSKY MICHAEL L AND  
 Second name: LAURA M  
 Address: 545 NEW ROAD  
 City/state: AVON CT Zip: 06001

**Building Valuation Summary**

Dwelling	Frame	2 story w/bsmt	Area	667	151,270
Basement	Partial > half				
Heating	Yes	A/C No			
Plumbing	1 F/B	1 H/B 1 Add'l fix.	Wh/p	Saunas	2,900
Attic	None		Attic size:		
Additions					54,900
Other Features	WB Stks		Unfin	3,500	5,000
<b>Sub-Total</b>					214,070
Grade	C+	Factor 1.0800			231,200
CDU		C&D Factor 1.00			231,200
Depreciation		30 %			161,840
Computed cost value @ 70%					113,290

<b>Location Information</b>		<b>Assessments</b>		<b>Exemptions</b>		<b>Last sale</b>	
Map: 048	Clerk map:						
Lot: 3280545	Neigh.:	Zone: R15	Vol: 107	Page: 0119			
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 02-Oct-1978		
Resident Land	.92	87,500			Sale price: 64,000		
Resident Dwelling	1.00	113,290			Sale valid:		
Resident Outbldg	3.00	6,310			Values		
Resident Excess	.08	420			Mkt value :		
					Cost value: 296,460		
<b>Summary</b>		<b>Utilities</b>		<b>Sales ratios</b>			
Total assessments	207,520		Water	Well	Cost/sale :	4.6322	
Total exemptions			Sewer	Septic	Mkt/sale :		
Net assessment	207,520		Gas	None	Assmt/sale:	3.2425	

**Building additions**

Category	Type	Area	Value
P Porches, Patios, Decks	MEFF Masonry enclosed 1st	88	6,200
L Living Area	FRFF Frame first floor	357	28,800
L Living Area	FRUH Frame upper half	357	12,900
P Porches, Patios, Decks	FOFF Frame open first flo	164	7,000
<b>Total additions</b>			<b>54,900</b>

**Land Information**

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	125,000			125,000	87,500
Primary Site		40,075					
RES	12	.080	7,500			600	420
Residual		3,485					
1.0000 acres				<b>Total land value</b>		<b>125,600</b>	<b>87,920</b>

**Residential Dwelling Information**

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	3
Heating System	01	Hot Water	Family Rooms	1
Fuel	01	Oil	Full Baths	1
Attic	99	None	Half Baths	1
Grade	33	C+	Addtn'l fixtures	1
Garage	32	Detached 2 car	Whirlpools	
Area Over Gar.	99	None	Saunas	1,870
Basement	03	Partial > half	# Living Units	
Bsmt Fin Qual	01	Unfinished	M/F stacks	
Air Condition	99	None	W/B stacks	1
Interior Cond	05	Good	W/B openings	1
Exterior Cond	05	Good	Actual Year Built: 1963	

**Outbuilding Information**

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	22	22	484	31.53		C	15,261	50	7,630
Block Detach Garage									
RS1 Frame	8	11	88	20.00		C	1,760	50	880
Utility Shed									
RS2 Metal	10	10	100	20.00		E	1,000	50	500
Utility Shed									
<b>Value at 70%</b>			<b>6,310</b>	<b>Value at 100%</b>			<b>9,010</b>		

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