

Property at 00031 ROSEWOOD ROAD

Prop ID 3780031

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Administrative Information

Owner name: KOSTAL JOHN A
 Second name:
 Address: 31 ROSEWOOD ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 002 Clerk map:
 Lot: 3780031 Neigh.: Zone: R40 Vol: 291 Page: 019

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date:
Resident Land	.92	94,500			Sale price: 275,000
Resident Dwelling	1.00	143,570			Sale valid:
Resident Excess	.03	160			Values
Resident Outbldg	1.00	840			Mkt value :
					Cost value: 341,529
Summary		Utilities		Sales ratios	
Total assessments	239,070	Water	Avon	Cost/sale :	1.2419
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	239,070	Gas	None	Assmt/sale:	.8693

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	135,000	135,000			135,000	94,500
Primary Site		40,075						
RES	12	.030	7,500	225			225	160
Residual		1,307						
		.950 acres		Total land value			135,225	94,660

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	07	Split Level		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	5
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	33	C+	Full Baths	3
Garage	12	Basement 2 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	04	Living Area w/o	Addn'l fixtures	Rec Room Size 1,000
Air Condition	99	None	Whirlpools	Living area 2,156
Interior Cond	05	Good	Saunas	# Living Units 1
Exterior Cond	05	Good	M/F stacks	
			W/B stacks	2
			W/B openings	2
Actual Year Built: 1973				

Building Valuation Summary

		Area	
Dwelling	Frame	1 story w/bsmt	2,128
Basement	Full		228,220
Heating	Yes	A/C No	
Plumbing	3 F/B	1 H/B	Add'l fix. Wh/p Saunas
Attic	None		9,600
Attic size:			
Additions			23,800
Other Features	WB Stks	RR	Bsmt Gar
			30,540
Sub-Total			292,160
Grade	C+	Factor 1.0800	315,530
CDU		C&D Factor 1.00	315,530
Depreciation		35 %	205,100
Computed cost value @ 70%			143,570

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	437	15,000
P Porches, Patios, Decks	FOFF Frame open first flo	24	1,000
L Living Area	OVER Frame Overhang	28	1,800
P Porches, Patios, Decks	DECK Wood deck	322	6,000
Total additions			23,800

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	12	120	20.00	1997	C	2,400	50	1,200
Utility Shed									
Value at 70%			840	Value at 100%			1,200		

