

Administrative Information	
Owner name:	NIEK CARYL K
Second name:	
Address:	491 NEW ROAD
City/state:	AVON CT
Zip:	06001

Building Valuation Summary					
Dwelling	Frame	2 story w/bsmt	Area	638	147,550
Basement	Full				
Heating	Yes	A/C No			
Plumbing	4 F/B	H/B Add'l fix.	1 Wh/p	Saunas	13,300
Attic	None	Attic size:			
Additions					138,200
Other Features	WB Stks	Unfin	3,500		5,000
Sub-Total					304,050
Grade	C	Factor	1.0000		304,050
CDU		C&D Factor	1.00		304,050
Depreciation			45 %		167,230
Computed cost value @ 70%					117,060

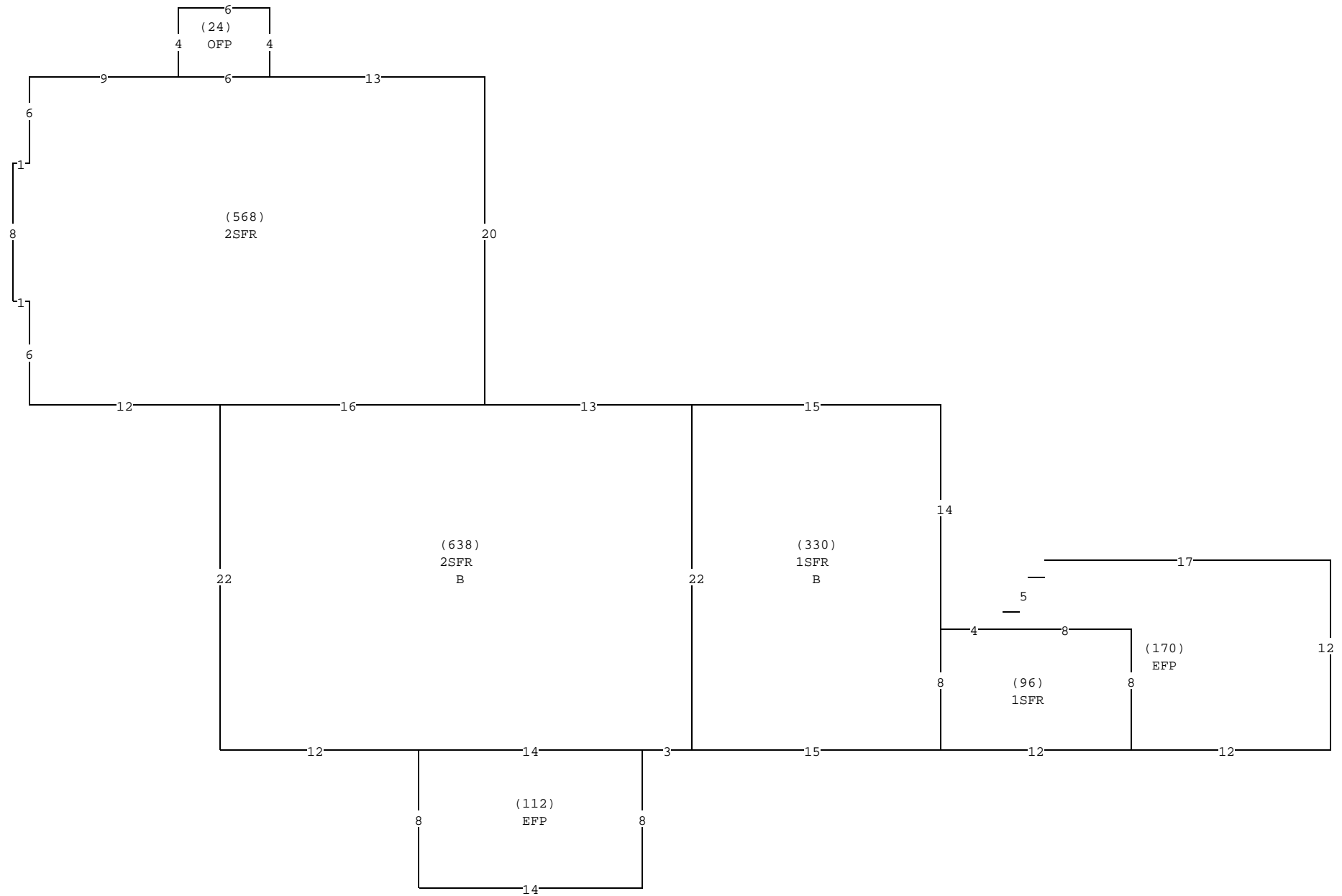
Location Information					
Map: 048	Clerk map:				
Lot: 3920024	Neigh.:	Zone:	Vol: 335 Page: 196		
Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 26-Oct-1973
Resident Land	.35	56,000			Sale price: 36,000
Resident Dwelling	1.00	117,060			Sale valid:
Resident Outbldg	1.00	3,770			Values
Resident Excess	.21	1,100			Mkt value :
			Cost value: 254,190		
Summary		Utilities		Sales ratios	
Total assessments	177,930	Water	None	Cost/sale :	7.0608
Total exemptions		Sewer	None	Mkt/sale :	
Net assessment	177,930	Gas	None	Assmt/sale:	4.9425

Building additions					
Category	Type	Area	Value		
P Porches, Patios, Decks	FEFF Frame enclosed first	170	11,400		
L Living Area	FRFF Frame first floor	330	26,700		
L Living Area	BSMT Basement addition	330	4,300		
L Living Area	FRFF Frame first floor	96	7,800		
P Porches, Patios, Decks	FEFF Frame enclosed first	112	7,500		
L Living Area	FRFF Frame first floor	568	45,900		
L Living Area	FRUF Frame upper full	568	33,600		
P Porches, Patios, Decks	FOFF Frame open first flo	24	1,000		
Total additions					138,200

Land Information						
Type	Use	Acres/SqFt	Rate	Total Infl	Fact Value	70% Value
PRIM	11	.350	80,000		80,000	56,000
Primary Site		15,246				
RES	12	.210	7,500		1,575	1,100
Residual		9,148				
.5600 acres				Total land value	81,575	57,100

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	9	Garage cars	2
Interior Walls	01	Plaster	Bedrooms	3	Unfinished area	
Floors	05	W/W over sub-flo	Family Rooms	1	Dormer linear f	
Heating System	01	Hot Water	Full Baths	4	Masonry trim sf	
Fuel	01	Oil	Half Baths		Finish bsmt sz	
Attic	99	None	Addtn'l fixtures		Rec Room Size	
Grade	30	C	Whirlpools	1	Living area	2,838
Garage	32	Detached 2 car	Saunas		# Living Units	1
Area Over Gar.	99	None	M/F stacks			
Basement	01	Full	W/B stacks	1		
Bsmt Fin Qual	01	Unfinished	W/B openings	1		
Air Condition	99	None				
Interior Cond	04	Average				
Exterior Cond	04	Average	Actual Year Built: 1940			

Outbuilding Information									
Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	24	30	720	29.90		C	21,528	75	5,380
Block Detach Garage									
Value at 70%			3,770	Value at 100%			5,380		



Notes: A/K/A/ 491 NEW ROAD (USES 491 NEW ROAD)