

Property at 00077 NEW ROAD

Prop ID 3280077

Printed 07-Aug-2019 1:40 PM Design and Layout (C) Right/Angles

Administrative Information	
Owner name:	KRAMPITZ MATTHEW & MARGO
Second name:	
Address:	77 NEW ROAD
City/state:	AVON CT
Zip:	06001

Building Valuation Summary

		Area	
Dwelling	Frame 2 story w/bsmt	642	155,470
Basement	Partial > half		-5,080
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			72,146
Other Features			
Sub-Total			225,436
Grade	B- Factor 1.1700		263,760
CDU	C&D Factor 1.00		263,760
Depreciation	35 %		171,444
Computed cost value @ 70%			120,011

Location Information		
Map: 010	Clerk map:	
Lot: 3280077	Neigh.: Zone: R15 Vol: 730 Page: 813	
Assessments	Exemptions	Last sale
Assmt category Qty Amount	Exempt Cat Amount	Sale date: 24-Jul-2019
Resident Land .59 77,000		Sale price: 285,000
Resident Dwelling 1.00 120,010		Sale valid:
Resident Outbldg 2.00 3,360		Values
		Mkt value :
		Cost value: 286,243
Summary	Utilities	Sales ratios
Total assessments 200,370	Water Collinsville	Cost/sale : 1.0044
Total exemptions	Sewer Septic	Mkt/sale :
Net assessment 200,370	Gas None	Assmt/sale: .7031

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	40	3,392
L Living Area	FRFF Frame first floor	128	10,854
L Living Area	FRUF Frame upper full	128	7,939
L Living Area	OVER Frame Overhang	40	2,714
L Living Area	FRFF Frame first floor	72	6,106
L Living Area	FRFF Frame first floor	256	21,709
P Porches, Patios, Decks	DECK Wood deck	368	7,221
L Living Area	FRFF Frame first floor	144	12,211
Total additions			72,146

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.590	110,000	110,000		110,000	77,000
Primary Site		25,700					
		.590 acres		Total land value		110,000	77,000

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	17	Old style		
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 Garage cars 1
Interior Walls	01	Plaster	Bedrooms	4 Unfinished area
Floors	01	Hardwood	Family Rooms	1 Dormer linear f
Heating System	05	Electric B/B	Full Baths	1 Masonry trim sf
Fuel	03	Electric	Half Baths	1 Finish bsmt sz
Attic	99	None	Addtn'l fixtures	1 Rec Room Size
Grade	37	B-	Whirlpools	Living area 2,092
Garage	31	Detached 1 car	Saunas	# Living Units
Area Over Gar.	99	None	M/F stacks	
Basement	03	Partial > half	W/B stacks	
Bsmt Fin Qual	01	Unfinished	W/B openings	
Air Condition	99	None	Actual Year Built: 1880	
Interior Cond	05	Good		
Exterior Cond	05	Good		

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	12	18	216	38.44		D	6,476	50	3,240
Block Detach Garage									
RS1 Frame	10	20	200	20.00		D	3,120	50	1,560
Utility Shed									
Value at 70%			3,360	Value at 100%			4,800		

