

Property at 00016 TALCOTT NOTCH ROAD

Prop ID 4270016

Printed 07-Feb-2023 8:56 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: GUO XIAOYAN AND
 Second name: RICHARDS CHRISTOPHER
 Address: 16 TALCOTT NOTCH ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 031 Clerk map:
 Lot: 4270016 Neigh.: Zone: Vol: 782 Page: 356

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 30-Jan-2023
Resident Land	2.00	94,500			Sale price: 620,000
Resident Excess	.10	530			Sale valid:
Resident Dwelling	1.00	214,950			Values
Resident Outbldg	1.00	840			Mkt value :
					Cost value: 444,029
Summary			Utilities		Sales ratios
Total assessments		310,820	Water	Well	Cost/sale : .7162
Total exemptions			Sewer	Septic	Mkt/sale :
Net assessment		310,820	Gas	None	Assmt/sale: .5013

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	2.000	135,000	135,000		135,000	94,500
Primary Site		87,120					
RES	12	.100	7,500	750		750	525
Residual		4,356					
2.100 acres				Total land value		135,750	95,025

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	01	Plaster	Garage cars	3
Floors	07	Hardwood/Carpeti	Bedrooms	4
Heating System	01	Hot Water	Family Rooms	1
Fuel	01	Oil	Full Baths	2
Attic	02	Unfinished	Half Baths	1
Grade	37	B-	Addn'l fixtures	2
Garage	23	Attached 3 car	Whirlpools	1
Area Over Gar.	99	None	Saunas	3,768
Basement	01	Full	# Living Units	1
Bsmt Fin Qual	01	Unfinished	M/F stacks	
Air Condition	01	Central Air	W/B stacks	1
Interior Cond	05	Good	W/B openings	1
Exterior Cond	05	Good	Actual Year Built: 1941	

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	684
Basement	Full		161,130
Heating	Yes	A/C Yes	4,880
Plumbing	2 F/B	1 H/B 2 Add'l fix.	1 Wh/p Saunas
Attic	Unfinished		Attic size: 698
Additions			214,237
Other Features	WB Stks		5,000
Sub-Total			403,767
Grade	B-	Factor 1.1700	472,407
CDU		C&D Factor 1.00	472,407
Depreciation		35 %	307,065
Computed cost value @ 70%			214,946

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	560	18,898
L Living Area	FRFF Frame first floor	504	42,740
L Living Area	AIR Air conditioning	504	1,135
L Living Area	FRFF Frame first floor	846	71,741
L Living Area	FRUF Frame upper full	846	52,471
L Living Area	AIR Air conditioning	1,692	3,811
P Porches, Patios, Decks	FOFF Frame open first flo	72	3,249
L Living Area	FRUF Frame upper full	36	2,233
L Living Area	FRFF Frame first floor	168	14,247
P Porches, Patios, Decks	CPAT Concrete patio	588	3,712
Total additions			214,237

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	12	120	20.00	2013	C	2,400	50	1,200
Utility Shed									
Value at 70%			840	Value at 100%			1,200		

