

Property at 00065 TAMARA CIRCLE

Prop ID 4290065

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Administrative Information

Owner name: LAROSE MARY ANN T TRUSTEE
 Second name:
 Address: 65 TAMARA CIRCLE
 City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map:
 Lot: 4290065 Neigh.: Zone: R40 Vol: 782 Page: 1185

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 10-Feb-2023
Resident Land	.92	105,000				Sale price: 865,000
Resident Dwelling	1.00	443,240				Sale valid:
Resident Outbldg	1.00	1,260				Values
Resident Excess	.24	1,240				Mkt value :
						Cost value: 786,771
Summary			Utilities		Sales ratios	
Total assessments		550,740	Water	Well	Cost/sale :	.9096
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		550,740	Gas	None	Assmt/sale:	.6367

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	150,000	150,000			150,000	105,000
Primary Site		40,075						
RES	12	.236	7,500	1,770			1,770	1,239
Residual		10,280						
		1.156 acres	Total land value				151,770	106,239

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	20	Modern Cape		
Exterior Walls	06	Brick		
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	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	07	Hydro Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	04	Fully finished w	Dormer linear f	
Grade	43	B+	Full Baths	3
Garage	23	Attached 3 car	Half Baths	2
Area Over Gar.	99	None	Finish bsmt sz	
Basement	01	Full	Rec Room Size	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	3
Air Condition	01	Central Air	Living area	4,316
Interior Cond	05	Good	Whirlpools	2
Exterior Cond	05	Good	Saunas	
			# Living Units	1
			M/F stacks	1
			W/B stacks	
			W/B openings	
			Actual Year Built: 2004	

Building Valuation Summary

		Area	
Dwelling	Masonry	1 story w/bsmt	2,784
Basement	Full		421,620
Heating	Yes	A/C Yes	11,750
Plumbing	3 F/B	2 H/B 3 Add'l fix.	23,500
Attic	Fully finished w/WH	2 Wh/p Saunas	32,859
Additions		Attic size: 948	132,657
Other Features		M Stks	3,000
Sub-Total			625,386
Grade	B+	Factor 1.3500	844,271
CDU		C&D Factor 1.00	844,271
Depreciation		25 %	633,203
Computed cost value @ 70%			443,242

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	840	37,634
L Living Area	BSMT Basement addition	486	8,956
L Living Area	MAFF Masonry first floor	486	57,675
L Living Area	AIR Air conditioning	486	1,477
P Porches, Patios, Decks	FEFF Frame enclosed first	105	10,013
L Living Area	BSMT Basement addition	98	1,806
L Living Area	MAFF Masonry first floor	98	11,630
L Living Area	AIR Air conditioning	98	298
P Porches, Patios, Decks	FOFF Frame open first flo	52	3,168

Total additions 132,657

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	12	120	30.00	2021	C	3,600	50	1,800
Utility Shed									
Value at 70%	1,260		Value at 100%		1,800				

