

Property at 00047 TOLL GATE LANE

Prop ID 4360047

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Administrative Information

Owner name: MARTIN PAUL D & ALYSSA A
 Second name:
 Address: 47 TOLL GATE LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 4360047 Neigh.: Zone: R40 Vol: 775 Page: 271

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date:	23-May-2022
Resident Land	.92	94,500			Sale price:	575,000
Resident Dwelling	1.00	165,190			Sale valid:	
Resident Excess	.10	530			Values	
Resident Outbldg	1.00	840			Mkt value :	
					Cost value:	372,943
Summary			Utilities		Sales ratios	
Total assessments		261,060	Water	Connecticut	Cost/sale :	.6486
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		261,060	Gas	None	Assmt/sale:	.4540

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	.100	7,500	750		750	525
Residual		4,356					
1.020 acres				Total land value		135,750	95,025

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
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
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpeti	Bedrooms	4
Heating System	01	Hot Water	Family Rooms	1
Fuel	02	Natural Gas	Full Baths	2
Attic	99	None	Half Baths	1
Grade	40	B	Addtn'l fixtures	1
Garage	22	Attached 2 car	Whirlpools	1
Area Over Gar.	99	None	Saunas	
Basement	04	Full with walk-o	# Living Units	
Bsmt Fin Qual	03	Rec Room W/ Air	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: 1982	

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	1,190
Basement	Full with walk		229,280
Heating	Yes	A/C Yes	6,950
Plumbing	2 F/B	1 H/B 1 Add'l fix.	1 Wh/p Saunas
Attic	None		Attic size:
Additions			25,370
Other Features	WB Stks	RR	17,530
Sub-Total			288,130
Grade	B	Factor 1.2600	363,044
CDU		C&D Factor 1.00	363,044
Depreciation		35 %	235,979
Computed cost value @ 70%			165,185

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	377	7,397
G Garages	FR Attached frame LE 65	528	17,973
Total additions			25,370

Outbuilding Information

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

