

Property at 00040 BUCKBOARD LANE

Prop ID 1550040

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## Administrative Information

Owner name: TENTHOFF ANN BURR  
 Second name:  
 Address: 40 BUCKBOARD LANE  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 024 Clerk map:  
 Lot: 1550040 Neigh.: Zone: R40 Vol: 678 Page: 172

| Assessments       |      |         | Exemptions |              | Last sale    |                        |
|-------------------|------|---------|------------|--------------|--------------|------------------------|
| Assmt category    | Qty  | Amount  | Exempt     | Cat          | Amount       | Sale date: 16-Sep-2014 |
| Resident Land     | .92  | 115,500 |            |              |              | Sale price: 450,000    |
| Resident Dwelling | 1.00 | 256,090 |            |              |              | Sale valid:            |
|                   |      |         |            |              | Values       |                        |
| Resident Excess   | .45  | 2,360   |            |              | Mkt value :  |                        |
|                   |      |         |            |              | Cost value:  | 534,214                |
| Summary           |      |         | Utilities  |              | Sales ratios |                        |
| Total assessments |      | 373,950 | Water      | Connecticut  | Cost/sale :  | 1.1871                 |
| Total exemptions  |      |         | Sewer      | Public sewer | Mkt/sale :   |                        |
| Net assessment    |      | 373,950 | Gas        | None         | Assmt/sale:  | .8310                  |

## Land Information

| Type         | Use | Acres/SqFt | Rate    | Total       | Infl             | Fact | Value   | 70% Value |
|--------------|-----|------------|---------|-------------|------------------|------|---------|-----------|
| PRIM         | 11  | .920       | 165,000 | 165,000     |                  |      | 165,000 | 115,500   |
| Primary Site |     | 40,075     |         |             |                  |      |         |           |
| RES          | 12  | .450       | 7,500   | 3,375       |                  |      | 3,375   | 2,363     |
| Residual     |     | 19,602     |         |             |                  |      |         |           |
|              |     |            |         | 1.370 acres | Total land value |      | 168,375 | 117,863   |

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |       |
|----------------|------|------------------|-------------------------|-------|
| Style          | 04   | Colonial         |                         |       |
| Exterior Walls | 03   | Aluminum Siding  |                         |       |
| Roof Material  | 01   | Asphalt Shingles | Story Height 2.0        |       |
| Roof Type      | 02   | Hip              |                         |       |
| Foundation     | 01   | Poured Concrete  | Total Rooms             | 9     |
| Interior Walls | 02   | Drywall          | Garage cars             | 2     |
| Floors         | 07   | Hardwood/Carpet  | Bedrooms                | 5     |
| Heating System | 01   | Hot Water        | Unfinished area         |       |
| Fuel           | 01   | Oil              | Family Rooms            | 1     |
| Attic          | 99   | None             | Dormer linear f         |       |
| Grade          | 40   | B                | Full Baths              | 2     |
| Garage         | 22   | Attached 2 car   | Half Baths              | 1     |
| Area Over Gar. | 99   | None             | Masonry trim sf         |       |
| Basement       | 01   | Full             | Finish bsmt sz          |       |
| Bsmt Fin Qual  | 02   | Rec Room w/o air | Addtn'l fixtures        | 3     |
| Air Condition  | 01   | Central Air      | Rec Room Size           | 450   |
| Interior Cond  | 05   | Good             | Living area             | 2,545 |
| Exterior Cond  | 05   | Good             | Whirlpools              |       |
|                |      |                  | # Living Units          |       |
|                |      |                  | M/F stacks              |       |
|                |      |                  | W/B stacks              | 2     |
|                |      |                  | W/B openings            | 3     |
|                |      |                  | Actual Year Built: 1977 |       |

## Building Valuation Summary

|                           |       |                 |              |       |         |
|---------------------------|-------|-----------------|--------------|-------|---------|
| Dwelling                  | Frame | 2 story w/bsmt  | Area         | 1,092 | 282,260 |
| Basement                  | Full  |                 |              |       |         |
| Heating                   | Yes   | A/C Yes         |              |       | 8,110   |
| Plumbing                  | 2 F/B | 1 H/B           | 3 Add'l fix. | Wh/p  | Saunas  |
| Attic                     | None  |                 | Attic size:  |       | 10,000  |
| Additions                 |       |                 |              |       | 120,408 |
| Other Features            |       | WB Stks         | RR           |       | 25,909  |
| Sub-Total                 |       |                 |              |       | 446,687 |
| Grade                     | B     | Factor 1.2600   |              |       | 562,826 |
| CDU                       |       | C&D Factor 1.00 |              |       | 562,826 |
| Depreciation              |       | 35 %            |              |       | 365,837 |
| Computed cost value @ 70% |       |                 |              |       | 256,086 |

## Building additions

| Category                 | Type                      | Area | Value   |
|--------------------------|---------------------------|------|---------|
| G Garages                | FR Attached frame LE 65   | 600  | 26,123  |
| P Porches, Patios, Decks | FEFF Frame enclosed first | 288  | 27,464  |
| P Porches, Patios, Decks | DECK Wood deck            | 495  | 13,113  |
| P Porches, Patios, Decks | FOFF Frame open first flo | 76   | 4,630   |
| L Living Area            | FRFF Frame first floor    | 361  | 41,328  |
| L Living Area            | BSMT Basement addition    | 361  | 6,653   |
| L Living Area            | AIR Air conditioning      | 361  | 1,097   |
| Total additions          |                           |      | 120,408 |

