

Property at 00040 GIBALTAR LANE

Prop ID 2400040

Printed 04-Apr-2025 2:09 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: ZAHREN BERNARD J TRUSTEE
Second name:
Address: 40 GIBALTAR LANE
City/state: AVON CT Zip: 06001

Location Information

Map: 009 Clerk map:
Lot: 2400040 Neigh.: Zone: RU2A Vol: 801 Page: 1191

Assessments

Assmt category	Qty	Amount
Resident Land	.86	350,000
Resident Dwelling	1.00	410,800

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 27-May-1999
Sale price: 465,600
Sale valid: N

Values

Mkt value :
Cost value: 1,086,857

Summary

Total assessments	760,800
Total exemptions	
Net assessment	760,800

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 2.3343
Mkt/sale :
Assmt/sale: 1.6340

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.860	500,000	500,000		500,000	350,000
Primary Site		37,462					

.860 acres Total land value 500,000 350,000

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	1,612	383,810
Basement	Partial > half			-2,260
Heating	Yes	A/C Yes		10,970
Plumbing	3 F/B 1 H/B	3 Add'l fix. Wh/p	Saunas	15,000
Attic	Fully Finished	Attic size: 660		21,717
Additions				184,178
Other Features	WB Stks			9,250

Sub-Total		622,665
Grade	A-	Factor 1.4500
CDU		C&D Factor 1.00
Depreciation	35 %	586,862
	Computed cost value @ 70%	410,803

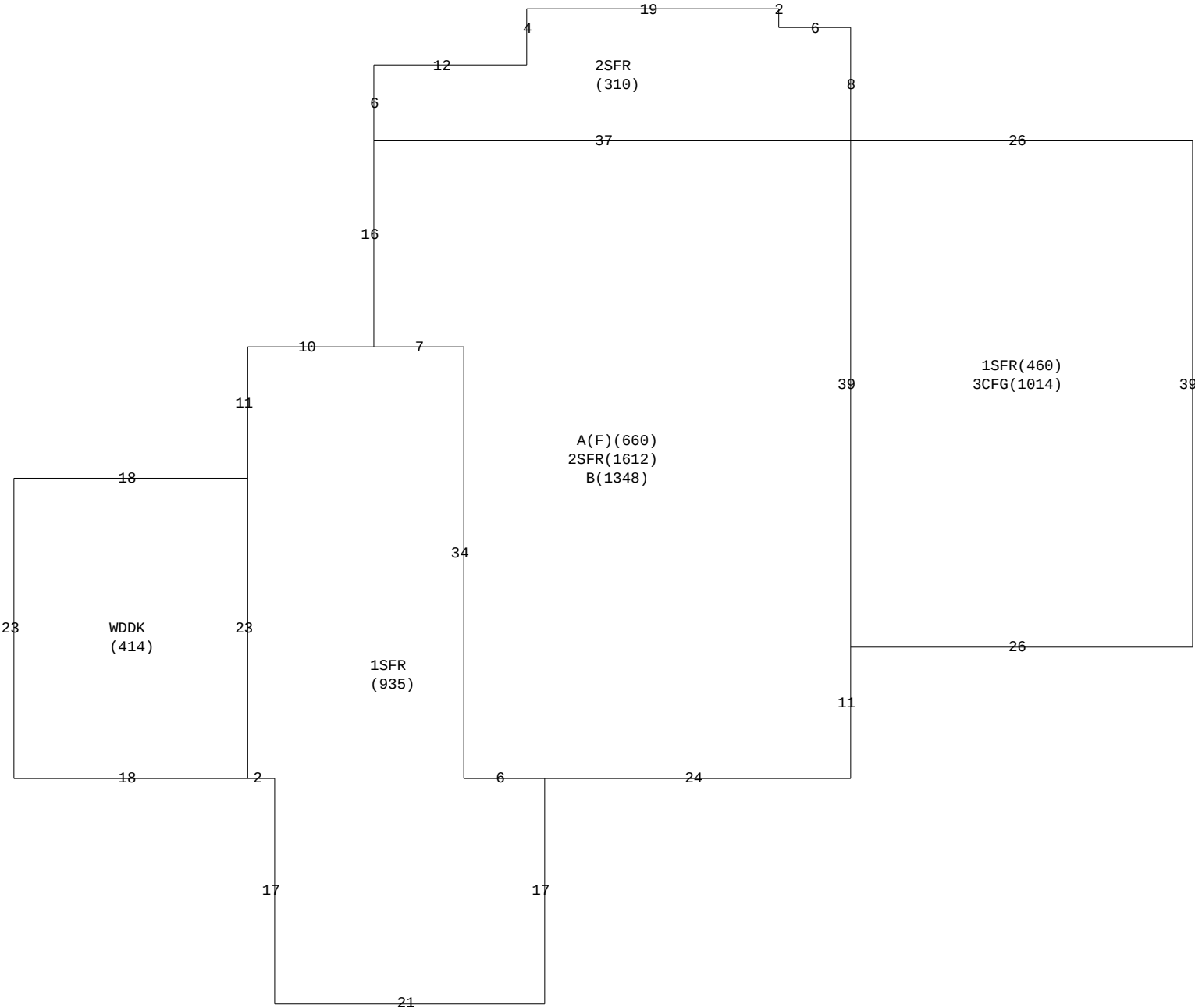
Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	414	10,967
L Living Area	FRFF Frame first floor	935	107,040
L Living Area	AIR Air conditioning	935	2,842
L Living Area	FRFF Frame first floor	310	35,489
L Living Area	FRUF Frame upper full	310	25,956
L Living Area	AIR Air conditioning	310	942
L Living Area	AIR Air conditioning	310	942

Total additions 184,178

Residential Dwelling Information

Subject	Code	Description	Condominium			
Style	06	Contemporary				
Exterior Walls	01	Clapboards				
Roof Material		Unknown	Story Height 2.0			
Roof Type	05	Flat				
Foundation	01	Poured Concrete	Total Rooms	8	Garage cars	3
Interior Walls	02	Drywall	Bedrooms	3	Unfinished area	
Floors	01	Hardwood	Family Rooms	1	Dormer linear f	
Heating System	98	Other	Full Baths	3	Masonry trim sf	
Fuel	03	Electric	Half Baths	1	Finish bsmt sz	
Attic	01	Fully Finished	Addn'l fixtures	3	Rec Room Size	
Grade	47	A-	Whirlpools		Living area	5,279
Garage	23	Attached 3 car	Saunas		# Living Units	1
Area Over Gar.	01	Fully Finished	M/F stacks			
Basement	03	Partial > half	W/B stacks	1		
Bsmt Fin Qual	01	Unfinished	W/B openings	2		
Air Condition	01	Central Air				
Interior Cond	05	Good				
Exterior Cond	05	Good	Actual Year Built: 1961			



HOUSE IS IN AVON, ATTACHED 3 CAR GARAGE IS IN BLOOMFIELD.
ALSO THERE IS A DETACHED GARAGE THAT IS IN BLOOMFIELD

THE FIRST AMENDMENT AND COMPLETE RESTATEMENT OF THE BERNARD J ZAHREN
2001 TRUST DATED JULY 9 2024 V801 P1191 3-28-25