

Property at 00015 TALCOTT NOTCH ROAD

Prop ID 4270015

Printed 07-Feb-2024 3:21 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: LI NICHOLAS AND
 Second name: DAI SHURUI
 Address: 15 TALCOTT NOTCH ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 034 Clerk map: 93 020
 Lot: 4270015 Neigh.: Zone: RU2A Vol: 721 Page: 120

Assessments

Assmt category	Qty	Amount
Resident Land	1.38	78,750
Resident Dwelling	1.00	170,040
Resident Outbldg	1.00	980

Exemptions

Exempt Cat	Amount

Last sale

Sale date: 20-Jul-2018
 Sale price: 295,000
 Sale valid:

Values

Mkt value :
 Cost value: 356,814

Summary

Total assessments	249,770
Total exemptions	
Net assessment	249,770

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.2095
 Mkt/sale :
 Assmt/sale: .8467

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	1.380	150,000	150,000		.25	112,500	78,750
Primary Site		60,113						

1.380 acres

Total land value

112,500

78,750

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	7
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	3
Fuel	01	Oil	Half Baths	
Attic	02	Unfinished	Addtn'l fixtures	
Grade	37	B-	Whirlpools	
Garage	12	Basement 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1949	

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	816	228,360
Basement	Full			
Heating	Yes	A/C Yes		6,590
Plumbing	3 F/B	H/B Add'l fix.	Wh/p	Saunas
Attic	Unfinished		Attic size: 816	12,025
Additions				41,143
Other Features	WB Stks	RR	Bsmt Gar	21,297
Sub-Total				319,415
Grade	B-	Factor 1.1700		373,716
CDU		C&D Factor 1.00		373,716
Depreciation		35 %		242,915
Computed cost value @ 70%				170,041

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	190	21,751
L Living Area	BSMT Basement addition	190	3,501
L Living Area	AIR Air conditioning	190	578
P Porches, Patios, Decks	DECK Wood deck	84	2,225
L Living Area	FRFF Frame first floor	84	9,616
L Living Area	AIR Air conditioning	84	255
L Living Area	OVER Frame Overhang	34	3,114
L Living Area	AIR Air conditioning	34	103

Total additions 41,143

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	30.00		C	2,880	50	1,400
Utility Shed									
Value at 70%		980	Value at 100%		1,400				

