

Property at 00027 TALCOTT NOTCH ROAD

Prop ID 4270027

Printed 07-Nov-2024 3:18 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: COYLE MICHAEL AND
 Second name: LLOYD NEVA
 Address: 27 TALCOTT NOTCH ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 034 Clerk map:
 Lot: 4270027 Neigh.: Zone: Vol: 791 Page: 20

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 02-Feb-2024
Resident Land	2.00	105,000				Sale price: 660,000
Resident Dwelling	1.00	314,450				Sale valid:
Resident Outbldg	2.00	32,760				Values
Resident Excess	.27	1,420				Mkt value :
						Cost value: 648,043
Summary			Utilities		Sales ratios	
Total assessments		453,630	Water	Well	Cost/sale :	.9819
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		453,630	Gas	None	Assmt/sale:	.6873

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	2.000	150,000	150,000			150,000	105,000
Primary Site		87,120						
RES	12	.270	7,500	2,025			2,025	1,418
Residual		11,761						
2.270 acres				Total land value			152,025	106,418

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	01	Plaster	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	2
Grade	47	A-	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	04	Loft	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	01	Unfinished	W/B openings	4
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1954	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	1,024	234,540
Basement	Full				
Heating	Yes	A/C Yes			6,740
Plumbing	2 F/B	1 H/B 2 Add'l fix.	Wh/p	Saunas	9,500
Attic	None	Attic size:			
Additions					207,333
Other Features		WB Stks			18,500
Sub-Total					476,613
Grade	A-	Factor 1.4500			691,089
CDU		C&D Factor 1.00			691,089
Depreciation		35 %			449,208
		Computed cost value @ 70%			314,446

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	598	68,460
L Living Area	FRFF Frame first floor	320	36,634
P Porches, Patios, Decks	DECK Wood deck	224	5,934
L Living Area	FRFF Frame first floor	104	11,906
G Garages	FR Attached frame LE 65	441	19,919
L Living Area	UATT Unfinished attic	441	7,720
L Living Area	FRFF Frame first floor	300	34,344
L Living Area	BSMT Basement addition	300	5,528
P Porches, Patios, Decks	FOFF Frame open first flo	165	10,053
P Porches, Patios, Decks	CPAT Concrete patio	802	6,835

Total additions 207,333

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame			174	30.00		C	5,220	50	2,600
Utility Shed									
RP5 Pool w/ Gunite	20	40	800	110.5		C	88,440	50	44,200
Value at 70%			32,760				Value at 100%		46,800

