

Property at 00032 TALCOTT NOTCH ROAD

Prop ID 4270032

Printed 07-Nov-2024 3:19 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: BOOS CHARLES W AND
Second name: TEDONE MICHAEL A CO-TTEES
Address: 32 TALCOTT NOTCH ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 035 Clerk map:
Lot: 4270032 Neigh.: Zone: Vol: 790 Page: 1177

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	105,000
Resident Dwelling	1.00	505,110
Resident Outbldg	2.00	22,260

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 29-Jan-2024
Sale price:
Sale valid:

Values

Mkt value :
Cost value: 922,143

Summary

Total assessments	645,500
Total exemptions	
Net assessment	645,500

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale :
Mkt/sale :
Assmt/sale:

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	2.500	7,500	18,750			18,750	13,125
Residual		108,900						

4.500 acres

Total land value

168,750

118,125

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	06	Brick		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	3
Floors	05	W/W over sub-flo	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	60	AA	Masonry trim sf	
Garage	23	Attached 3 car	Half Baths	2
Area Over Gar.	05	Half Story Finis	Finish bsmt sz	
Basement	01	Full	Rec Room Size	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	4
Air Condition	99	None	Whirlpools	1
Interior Cond	05	Good	Saunas	
Exterior Cond	05	Good	# Living Units	4,350
			M/F stacks	
			W/B stacks	2
			W/B openings	3
			Actual Year Built: 1979	

Building Valuation Summary

Dwelling	Masonry	1 1/2 story w/bsmt	Area	2,438	489,780
Basement	Full				
Heating	Yes	A/C No			
Plumbing	4 F/B	2 H/B	4 Add'l fix.	1 Wh/p	Saunas
Attic	None		Attic size:		26,500
Additions					67,790
Other Features		WB Stks			16,000
Sub-Total					600,070
Grade	AA	Factor 1.8500			1,110,130
CDU		C&D Factor 1.00			1,110,130
Depreciation		35 %			721,585
Computed cost value @ 70%					505,110

Building additions

Category	Type	Area	Value
G Garages	HSF Half-story fin o/gar	882	36,082
L Living Area	MAFF Masonry first floor	168	19,937
L Living Area	MAUH Masonry upper half	168	8,847
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924

Total additions 67,790

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RPH Res. Pool House	10	8	80	126.5		C	10,124	50	5,100
RP1 Pool w/ Plastic Linr	36	20	720	74.05		C	53,316	50	26,700
Value at 70%			22,260				Value at 100%		31,800

