

Property at 00051 TALCOTT NOTCH ROAD

Prop ID 4270051

Printed 07-Feb-2024 3:22 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: THAVENIUS PATRICIA A
 Second name:
 Address: 51 TALCOTT NOTCH ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 035 Clerk map:
 Lot: 4270051 Neigh.: Zone: RU2A Vol: 443 Page: 373

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 04-Nov-2002
Resident Land	2.00	105,000				Sale price: 915,000
Resident Dwelling	1.00	774,920				Sale valid: Y
Resident Outbldg	3.00	7,700				
						Values
Resident Excess	3.53	18,530				Mkt value :
						Cost value: 1,294,500
Summary			Utilities		Sales ratios	
Total assessments		906,150	Water	Well	Cost/sale :	1.4148
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		906,150	Gas	None	Assmt/sale:	.9903

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	3.530	7,500	26,475		26,475	18,533
Residual		153,767					
5.530 acres				Total land value		176,475	123,533

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	06	Brick		
Roof Material	06	Metal		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	01	Plaster		
Floors	01	Hardwood		
Heating System	02	Forced Hot Air		
Fuel	01	Oil		
Attic	99	None		
Grade	53	A+		
Garage	13	Basement 3 car		
Area Over Gar.	01	Fully Finished		
Basement	01	Full		
Bsmt Fin Qual	01	Unfinished		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Building Valuation Summary

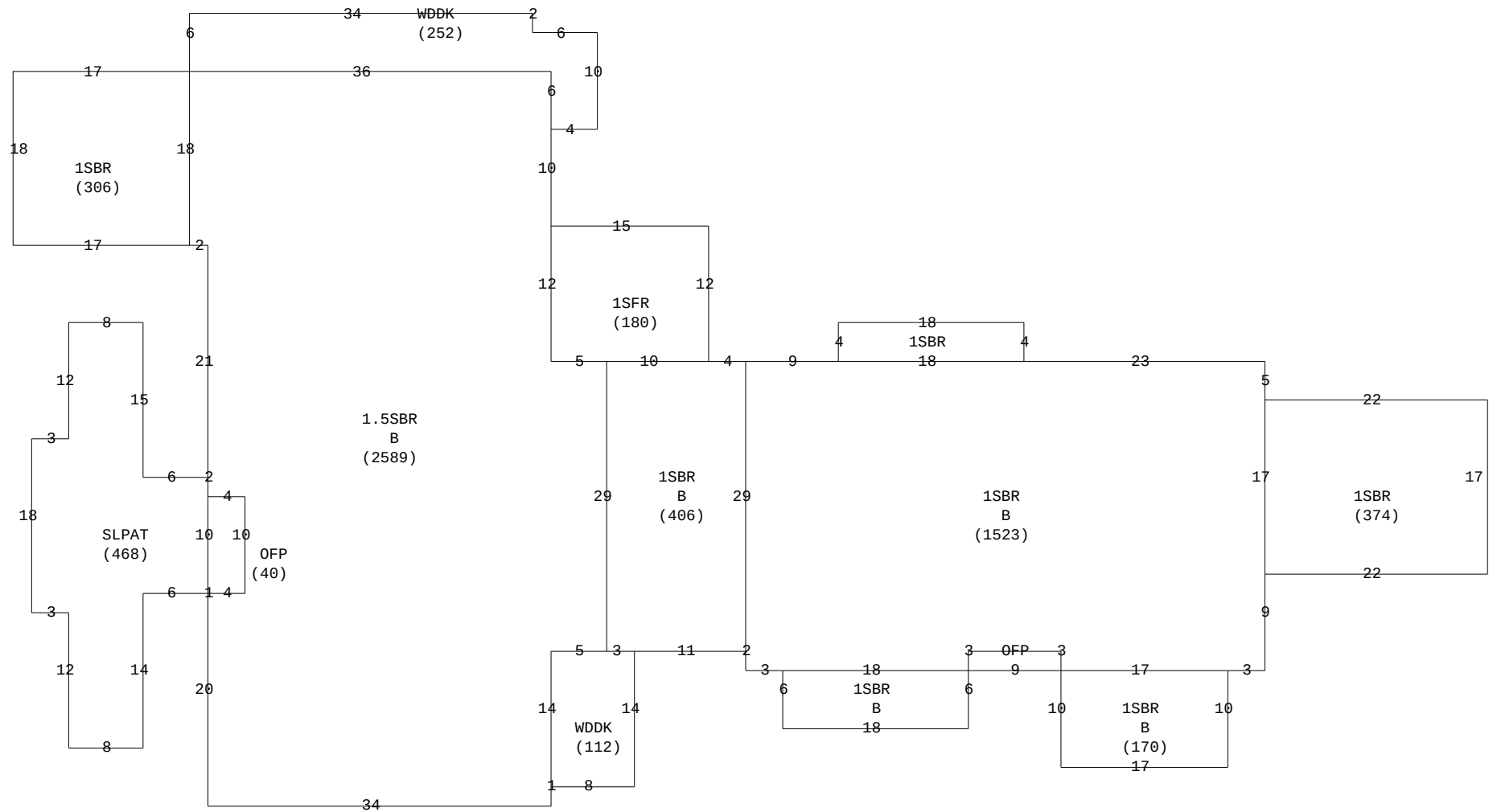
						Area	
Dwelling	Masonry	1 1/2 story w/bsmt				2,589	516,280
Basement	Full						
Heating	Yes	A/C Yes					14,260
Plumbing	5 F/B	2 H/B	5 Add'l fix.	1 Wh/p	Saunas		32,000
Attic	None			Attic size:			
Additions							440,401
Other Features		WB Stks			Bsmt Gar		29,250
Sub-Total							1,032,191
Grade	A+		Factor 1.6500				1,703,115
CDU			C&D Factor 1.00				1,703,115
Depreciation			35 %				1,107,025
Computed cost value @ 70%							774,918

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437
P Porches, Patios, Decks	BPAT Brick/flagstone pati	404	9,213
L Living Area	MAFF Masonry first floor	306	36,314
P Porches, Patios, Decks	DECK Wood deck	247	6,543
L Living Area	MAFF Masonry first floor	392	46,520
L Living Area	BSMT Basement addition	392	7,224
L Living Area	MAFF Masonry first floor	74	8,782
L Living Area	MAFF Masonry first floor	1,562	185,367
L Living Area	BSMT Basement addition	1,562	28,785
L Living Area	MAFF Masonry first floor	374	44,384
L Living Area	MAFF Masonry first floor	170	20,174
L Living Area	BSMT Basement addition	170	3,133
P Porches, Patios, Decks	FOFF Frame open first flo	30	1,828
L Living Area	MAFF Masonry first floor	48	5,696
L Living Area	BSMT Basement addition	48	885
P Porches, Patios, Decks	DECK Wood deck	112	2,967
L Living Area	FRFF Frame first floor	180	20,607
L Living Area	AIR Air conditioning	180	547
L Living Area	AIR Air conditioning	784	2,383
L Living Area	AIR Air conditioning	2,175	6,612
Total additions			440,401

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
AB2 Flat barn	18	16	288	37.75		C	10,872	50	5,400
RS1 Frame	8	18	144	30.00		C	4,320	50	2,200
Utility Shed									
RS1 Frame	15	15	225	30.00		C	6,750	50	3,400
Utility Shed									
Value at 70%			7,700				Value at 100%		11,000



PARCEL B CONVEYED FROM TOWN OF AVON VOL.258 PG.536 & VOL.319 PG.501
NAME CHANGE FROM YOUNG WHA LEE TO YOUNG LEE DANESH V 443 P 372 11-4-02

SPLIT 692 WATERVILLE ROAD 12-12-06 4 ACS.