

Property at 00056 TALCOTT NOTCH ROAD

Prop ID 4270056

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

Administrative Information

Owner name: GAUDET GREGORY
 Second name:
 Address: 56 TALCOTT NOTCH ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 035 Clerk map:
 Lot: 4270056 Neigh.: Zone: RU2A Vol: 682 Page: 155

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 21-Jan-2015
Resident Land	2.00	105,000				Sale price: 400,000
Resident Dwelling	1.00	161,710				Sale valid: 3
Resident Outbldg	2.00	29,190				Values
Resident Excess	.30	1,580				Mkt value :
						Cost value: 424,971
Summary			Utilities		Sales ratios	
Total assessments		297,480	Water	Well	Cost/sale :	1.0624
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		297,480	Gas	None	Assmt/sale:	.7437

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	.300	7,500	2,250			2,250	1,575
Residual		13,068						
2.300 acres				Total land value			152,250	106,575

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	17	Old style		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	01	Plaster	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	1
Attic	02	Unfinished	Addtn'l fixtures	
Grade	37	B-	Whirlpools	
Garage	99	None	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	99	None		
Interior Cond	03	Fair		
Exterior Cond	03	Fair	Actual Year Built: 1850	

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	598
Basement	Full		185,790
Heating	Yes	A/C No	
Plumbing	1 F/B	1 H/B	Add'l fix.
Attic	Unfinished		Wh/p Saunas
Additions			Attic size: 598
Other Features		WB Stks	
Sub-Total			303,759
Grade	B-	Factor 1.1700	355,398
CDU		C&D Factor 1.00	355,398
Depreciation		35 %	231,009
Computed cost value @ 70%			161,706

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	60	6,869
L Living Area	FRUF Frame upper full	60	5,024
L Living Area	BSMT Basement addition	60	1,106
L Living Area	FRFF Frame first floor	384	43,961
L Living Area	FRUF Frame upper full	384	32,152
P Porches, Patios, Decks	FOFF Frame open first flo	144	8,773

Total additions 97,885

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
AB2 Flat barn	36	28	1,008	37.75		C	38,052	50	19,000
AB2 Flat barn	40	30	1,200	37.75		C	45,300	50	22,700
Value at 70%		29,190	Value at 100%		41,700				

