

Property at 00067 TALCOTT NOTCH ROAD

Prop ID 4270067

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Administrative Information

Owner name: KAPURA WILFRED N & SHELLY M
 Second name:
 Address: 67 TALCOTT NOTCH ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 035 Clerk map:
 Lot: 4270067 Neigh.: Zone: RU2A Vol: 707 Page: 294

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	105,000
Resident Dwelling	1.00	461,670

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 28-Feb-2017
 Sale price: 502,500
 Sale valid:

Values

Mkt value :
 Cost value: 818,829

Summary

Total assessments	573,180
Total exemptions	
Net assessment	573,180

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.6295
 Mkt/sale :
 Assmt/sale: 1.1407

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	1.240	7,500	9,300			9,300	6,510
Residual		54,014						

3.240 acres

Total land value

159,300

111,510

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	441,280
Basement	Full with walk		3,000	
Heating	Yes	A/C Yes		12,550
Plumbing	5 F/B	1 H/B 8 Add'l fix.	2 Wh/p	Saunas 32,500
Attic	Fully finished w/WH	Attic size: 1,280		41,076
Additions				161,736
Other Features	WB Stks	M Stks	RR	58,619

Sub-Total		747,761
Grade	B	Factor 1.2600
CDU	C&D Factor 1.00	942,179
Depreciation	30 %	659,525
	Computed cost value @ 70%	461,668

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	1,208	54,121
G Garages	FSF Full-story fin o/gar	740	49,568
L Living Area	AIR Air conditioning	740	2,250
P Porches, Patios, Decks	FEFF Frame enclosed first	404	38,526
P Porches, Patios, Decks	DECK Wood deck	652	17,271

Total additions 161,736

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	02	Cape	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	Story Height 1.0
Roof Type	02	Hip	
Foundation	01	Poured Concrete	Total Rooms 9
Interior Walls	02	Drywall	Garage cars 3
Floors	07	Hardwood/Carpet	Bedrooms 4
Heating System	07	Hydro Air	Family Rooms 1
Fuel	07	Propane Gas	Full Baths 5
Attic	04	Fully finished w	Half Baths 1
Grade	40	B	Finish bsmt sz
Garage	23	Attached 3 car	Addn'l fixtures 8
Area Over Gar.	01	Fully Finished	Rec Room Size 1,950
Basement	04	Full with walk-o	Whirlpools 2
Bsmt Fin Qual	03	Rec Room W/ Air	Living area 5,020
Air Condition	01	Central Air	# Living Units
Interior Cond	05	Good	
Exterior Cond	05	Good	

Actual Year Built: 1997

