

Printed 07-Feb-2024 3:23 PM Design and Layout (C) Right/Angles

Building Valuation Summary

Owner name: PAYNE KEVIN J
Second name:
Address: 70 TALCOTT NOTCH ROAD
City/state: AVON CT Zip: 06001

-Location Information-

Map: 035 Clerk map: 10 031
Lot: 4270070 Neigh.: Zone: RU2A Vol: 766 Page: 285

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	105,000
Resident Dwelling	1.00	372,790
Resident Outbldg	3.00	49,980

-Exemptions-

Exempt	Cat	Amount
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-Last sale-

Sale date:	17-Sep-2021
Sale price:	595,000
Sale valid:	

—Values:

Mkt value :	
Cost value:	753,957

Summary

Total assessments	527,770
Total exemptions	
Net assessment	527,770

- Utilities

Water	Well
Sewer	Septic
Gas	None

- Sales ratios:

Cost/sale :	1.2672
Mkt/sale :	
Assmt/sale:	.8870

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					

2.000 acres	Total land value	150,000	1
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Residential Dwelling Information

Subject	Code	Description	Condominium			
Style	04	Colonial				
Exterior Walls	01	Clapboards				
Roof Material	01	Asphalt Shingles	Story Height 2.0			
Roof Type	01	Gable				
Foundation	01	Poured Concrete	Total Rooms	14	Garage cars	3
Interior Walls	01	Plaster	Bedrooms	6	Unfinished area	
Floors	01	Hardwood	Family Rooms	1	Dormer linear f	
Heating System	01	Hot Water	Full Baths	3	Masonry trim sf	
Fuel	01	Oil	Half Baths	2	Finish bsmt sz	
Attic	04	Fully finished w	Addn'l fixtures		Rec Room Size	
Grade	50	A	Whirlpools		Living area	3,652
Garage	33	Detached 3 car	Saunas		# Living Units	
Area Over Gar.	99	None	M/F stacks			
Basement	01	Full	W/B stacks	2		
Bsmt Fin Qual	01	Unfinished	W/B openings	3		
Air Condition	99	None				
Interior Cond	04	Average				
Exterior Cond	04	Average	Actual Year Built: 1820			

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	
Basement	Full		1,008	265,860
Heating	Yes	A/C No		
Plumbing	3 F/B	2 H/B	Add'l fix.	Wh/p
Attic	Fully finished w/WH		Attic size: 1,008	Saunas
Additions				17,000
Other Features	WB Stks			34,344
				195,388
				16,000

Sub-Total			528,592
Grade A	Factor	1.5500	819,318
CDU	C&D Factor	1.00	819,318
Depreciation		35 %	532,557
		Computed cost value @ 70%	372,790

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	76	8,701
L Living Area	FRUF Frame upper full	76	6,363
L Living Area	BSMT Basement addition	76	1,401
L Living Area	FRFF Frame first floor	342	39,153
L Living Area	FRUF Frame upper full	342	28,636
P Porches, Patios, Decks	FOFF Frame open first flo	98	5,971
L Living Area	UATT Unfinished attic	120	2,101
L Living Area	FRFF Frame first floor	120	13,738
L Living Area	UATT Unfinished attic	96	1,681
P Porches, Patios, Decks	FOFF Frame open first flo	96	5,849
P Porches, Patios, Decks	BPAT Brick/flagstone pati	610	13,910
L Living Area	FRFF Frame first floor	32	3,663
L Living Area	FRFF Frame first floor	324	37,092
L Living Area	FRUF Frame upper full	324	27,129

Total additions	195,388
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Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	32	22	704	55.95		C	39,389	50	19,700
Block Detach Garage									
AB2 Flat barn	30	60	1,800	37.75		C	67,950	50	34,000
AB2 Flat barn			936	37.75		C	35,334	50	17,700
Value at 70%			49,980				Value at 100%		71,400

