

Property at 00015 TAMARA CIRCLE

Prop ID 4290015

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Administrative Information

Owner name: LANCASTER CLIFTON J &
 Second name: MARY M
 Address: 15 TAMARA CIRCLE
 City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map:
 Lot: 4290015 Neigh.: Zone: R40 Vol: 351 Page: 1075

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 30-Jun-1998
Resident Land	.92	105,000				Sale price: 254,000
Resident Dwelling	1.00	197,510				Sale valid: Y
					Values	
Resident Excess	.01	50				Mkt value :
						Cost value: 432,229
Summary			Utilities		Sales ratios	
Total assessments		302,560	Water	Well		Cost/sale : 1.7017
Total exemptions			Sewer	Septic		Mkt/sale :
Net assessment		302,560	Gas	None		Assmt/sale: 1.1912

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	150,000	150,000			150,000	105,000
Primary Site		40,075						
RES	12	.010	7,500	75			75	53
Residual		436						
		.930 acres	Total land value				150,075	105,053

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	8
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	4
Heating System	01	Hot Water	Family Rooms	
Fuel	01	Oil	Full Baths	2
Attic	99	None	Half Baths	1
Grade	37	B-	Addtn'l fixtures	
Garage	22	Attached 2 car	Whirlpools	
Area Over Gar.	99	None	Saunas	
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	01	Unfinished	W/B stacks	2
Air Condition	01	Central Air	W/B openings	3
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1969	

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				939	252,380
Basement	Full						
Heating	Yes	A/C Yes					7,270
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas		8,500
Attic	None		Attic size:				
Additions							86,861
Other Features		WB Stks					16,000
Sub-Total							371,011
Grade	B-	Factor 1.1700					434,083
CDU		C&D Factor 1.00					434,083
Depreciation		35 %					282,154
Computed cost value @ 70%							197,508

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	224	25,644
L Living Area	OVER Frame Overhang	14	1,282
L Living Area	OVER Frame Overhang	9	824
L Living Area	OVER Frame Overhang	14	1,282
L Living Area	OVER Frame Overhang	13	1,191
L Living Area	FRFF Frame first floor	84	9,616
L Living Area	FRFF Frame first floor	144	16,485
G Garages	FR Attached frame LE 65	576	25,187
L Living Area	AIR Air conditioning	224	681
L Living Area	AIR Air conditioning	84	255
L Living Area	AIR Air conditioning	143	435
L Living Area	AIR Air conditioning	41	125
P Porches, Patios, Decks	BPAT Brick/flagstone pati	169	3,854
Total additions			86,861

