

Property at 00028 TAMARA CIRCLE

Prop ID 4290028

Printed 07-Feb-2024 4:23 PM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: BRADY BENJAMIN J AND  
Second name: KATHERINE A  
Address: 28 TAMARA CIRCLE  
City/state: AVON CT Zip: 06001

## Location Information

Map: 020 Clerk map:  
Lot: 4290028 Neigh.: Zone: R40 Vol: 592 Page: 792

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .92  | 105,000 |
| Resident Dwelling | 1.00 | 177,960 |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 06-Jul-2009  
Sale price: 370,000  
Sale valid:

## Values

| Resident Excess |       |  | Mkt value : | Cost value: |
|-----------------|-------|--|-------------|-------------|
| .21             | 1,100 |  |             | 405,800     |

## Summary

| Total assessments | 284,060 |
|-------------------|---------|
| Total exemptions  |         |
| Net assessment    | 284,060 |

## Utilities

| Water | Well   |
|-------|--------|
| Sewer | Septic |
| Gas   | None   |

## Sales ratios

Cost/sale : 1.0968  
Mkt/sale :  
Assmt/sale: .7677

## 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     | .210       | 7,500   | 1,575   |      |      | 1,575   | 1,103     |
| Residual     | 9,148  |            |         |         |      |      |         |           |

1.130 acres

Total land value

151,575

106,103

## Building Valuation Summary

| Dwelling       | Frame   | 2 story w/bsmt   | Area     | 239,880      |
|----------------|---------|------------------|----------|--------------|
| Basement       | Full    |                  | 875      |              |
| Heating        | Yes     | A/C No           |          |              |
| Plumbing       | 2 F/B   | 1 H/B Add'l fix. | Wh/p     | Saunas 8,500 |
| Attic          | None    | Attic size:      |          |              |
| Additions      |         |                  |          | 59,103       |
| Other Features | WB Stks | RR               | Bsmt Gar | 26,814       |

|              |    |                           |  |         |
|--------------|----|---------------------------|--|---------|
| Sub-Total    |    |                           |  | 334,297 |
| Grade        | B- | Factor 1.1700             |  | 391,127 |
| CDU          |    | C&D Factor 1.00           |  | 391,127 |
| Depreciation |    | 35 %                      |  | 254,233 |
|              |    | Computed cost value @ 70% |  | 177,963 |

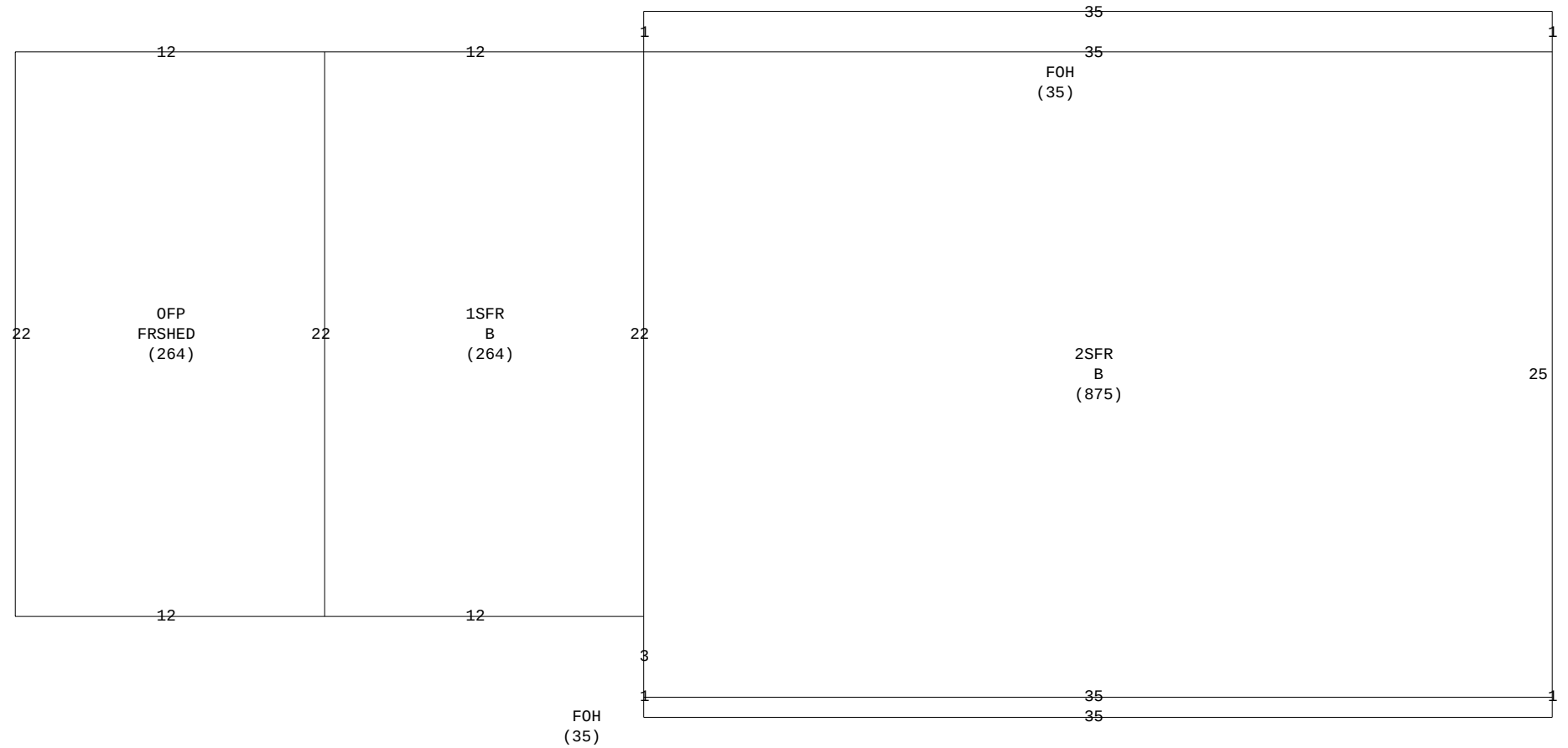
## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| P Porches, Patios, Decks | FOUF Frame open upper flo | 264  | 10,064 |
| P Porches, Patios, Decks | UTIL Utility building     | 264  | 7,541  |
| L Living Area            | OVER Frame Overhang       | 35   | 3,205  |
| L Living Area            | OVER Frame Overhang       | 35   | 3,205  |
| L Living Area            | FRFF Frame first floor    | 264  | 30,223 |
| L Living Area            | BSMT Basement addition    | 264  | 4,865  |

Total additions 59,103

## 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        | Unfinished area         |                   |
| Fuel           | 01   | Oil              | Family Rooms            | 1                 |
| Attic          | 99   | None             | Dormer linear f         |                   |
| Grade          | 37   | B-               | Full Baths              | 2                 |
| Garage         | 12   | Basement 2 car   | Masonry trim sf         |                   |
| Area Over Gar. | 01   | Fully Finished   | Half Baths              | 1                 |
| Basement       | 01   | Full             | Finish bsmt sz          |                   |
| Bsmt Fin Qual  | 02   | Rec Room w/o air | Addtn'l fixtures        | Rec Room Size 264 |
| Air Condition  | 99   | None             | Whirlpools              | Living area 2,084 |
| Interior Cond  | 05   | Good             | Saunas                  | # Living Units    |
| Exterior Cond  | 05   | Good             | M/F stacks              |                   |
|                |      |                  | W/B stacks              | 2                 |
|                |      |                  | W/B openings            | 3                 |
|                |      |                  | Actual Year Built: 1966 |                   |



NAME CHANGE FROM KATHERINE WEINER TO BRADY V 613 P 210 10/12/10