

Property at 00120 TAMARA CIRCLE

Prop ID 4290120

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Administrative Information

Owner name: RYAN JEANENE R AND
Second name: VIOLANTE DOMINICK R
Address: 120 TAMARA CIRCLE
City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map:
Lot: 4290120 Neigh.: Zone: R40 Vol: 667 Page: 1114

Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date: 21-Aug-2007	
Resident Land	.92 105,000			Sale price: 379,000	
Resident Dwelling	1.00 206,520			Sale valid:	
				Values	
Resident Excess	.14 740			Mkt value :	
				Cost value: 446,086	
Summary		Utilities		Sales ratios	
Total assessments	312,260	Water Well		Cost/sale : 1.1770	
Total exemptions		Sewer Septic		Mkt/sale :	
Net assessment	312,260	Gas None		Assmt/sale: .8239	

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	.140	7,500	1,050		1,050	735
Residual		6,098					
		1.060 acres		Total land value		151,050	105,735

Building Valuation Summary

		Area			
Dwelling	Frame	2 story w/bsmt	988	261,950	
Basement	Full				
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					86,810
Other Features		WB Stks	RR		30,676
Sub-Total					387,936
Grade	B-	Factor 1.1700			453,885
CDU		C&D Factor 1.00			453,885
Depreciation		35 %			295,025
		Computed cost value @ 70%			206,518

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	360	21,933
P Porches, Patios, Decks	DECK Wood deck	240	6,358
L Living Area	FRFF Frame first floor	234	26,789
L Living Area	BSMT Basement addition	234	4,312
G Garages	FR Attached frame LE 65	552	24,250
P Porches, Patios, Decks	FOFF Frame open first flo	52	3,168

Total additions 86,810

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	05	W/W over sub-flo	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	02	Rec Room w/o air	W/B stacks	2
Air Condition	99	None	W/B openings	2
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1976	

