

Property at 00004 TIMBER LANE

Prop ID 4340004

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Administrative Information

Owner name: REISCHUCK HEIDI &
Second name: BENSEN NICHOLAS
Address: 4 TIMBER LANE
City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
Lot: 4340004 Neigh.: Zone: R40 Vol: 701 Page: 299

Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date: 29-Aug-2016	
Resident Land	.92 105,000			Sale price:	336,000
Resident Dwelling	1.00 228,400			Sale valid:	
				Values	
Resident Excess	.49 2,570			Mkt value :	
				Cost value:	479,957
Summary		Utilities		Sales ratios	
Total assessments	335,970	Water	Connecticut	Cost/sale :	1.4284
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	335,970	Gas	None	Assmt/sale:	.9999

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	.490	7,500	3,675		3,675	2,573
Residual	21,344						
1.410 acres		Total land value		153,675		107,573	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,120	287,730
Basement	Full				
Heating	Yes	A/C Yes			8,260
Plumbing	2 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas 9,000
Attic	None		Attic size:		
Additions					106,479
Other Features	Mason Trim WB Stks				17,565
Sub-Total					429,034
Grade	B-	Factor 1.1700			501,970
CDU		C&D Factor 1.00			501,970
Depreciation		35 %			326,281
		Computed cost value @ 70%			228,397

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	BPAT Brick/flagstone pati	168	3,831
P Porches, Patios, Decks	FEFF Frame enclosed first	168	16,021
L Living Area	FRFF Frame first floor	320	36,634
L Living Area	BSMT Basement addition	320	5,897
P Porches, Patios, Decks	FOFF Frame open first flo	80	4,874
G Garages	FR Attached frame LE 65	528	23,314
G Garages	FSUF Full-story unfin o/g	528	14,935
L Living Area	AIR Air conditioning	320	973

Total additions 106,479

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	09	Dutch Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	03	Gambrell		
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	22	Attached 2 car	Masonry trim sf	240
Area Over Gar.	02	Fully Unfinished	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	1
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	2,560
Exterior Cond	05	Good	Whirlpools	
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
Actual Year Built: 1963				

