

Property at 00005 TIMBER LANE

Prop ID 4340005

Printed 07-Feb-2024 4:38 PM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: PELUSO JOHN J & MARIE A  
Second name:  
Address: 5 TIMBER LANE  
City/state: AVON CT Zip: 06001

## Location Information

Map: 018 Clerk map:  
Lot: 4340005 Neigh.: Zone: R40 Vol: 174 Page: 66

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .92  | 105,000 |
| Resident Dwelling | 1.00 | 208,880 |

## Exemptions

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

## Last sale

Sale date: 31-Jul-1986  
Sale price: 219,000  
Sale valid:

## Values

| Resident Excess |    |  | Mkt value : | Cost value: |
|-----------------|----|--|-------------|-------------|
| .01             | 50 |  |             | 448,471     |

## Summary

| Total assessments | 313,930 |
|-------------------|---------|
| Total exemptions  |         |
| Net assessment    | 313,930 |

## Utilities

| Water | Connecticut |
|-------|-------------|
| Sewer | Septic      |
| Gas   | None        |

## Sales ratios

Cost/sale : 2.0478  
Mkt/sale :  
Assmt/sale: 1.4335

## 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

## Building Valuation Summary

| Dwelling       | Frame          | 1 1/2 story w/bsmt | Area   | 988    | 228,410 |
|----------------|----------------|--------------------|--------|--------|---------|
| Basement       | Full with walk |                    |        |        |         |
| Heating        | Yes            | A/C Yes            |        |        | 6,570   |
| Plumbing       | 3 F/B          | H/B 1 Add'l fix.   | 1 Wh/p | Saunas | 13,000  |
| Attic          | None           | Attic size:        |        |        |         |
| Additions      |                |                    |        |        | 111,344 |
| Other Features | WB Stks        | RR                 |        |        | 33,047  |

| Sub-Total    |                           | 392,371 |
|--------------|---------------------------|---------|
| Grade B-     | Factor 1.1700             | 459,074 |
| CDU          | C&D Factor 1.00           | 459,074 |
| Depreciation | 35 %                      | 298,398 |
|              | Computed cost value @ 70% | 208,879 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| P Porches, Patios, Decks | DECK Wood deck            | 280  | 7,417  |
| G Garages                | FR Attached frame LE 65   | 460  | 20,661 |
| P Porches, Patios, Decks | FOFF Frame open first flo | 100  | 6,093  |
| L Living Area            | FRFF Frame first floor    | 400  | 45,792 |
| L Living Area            | BSMT Basement addition    | 400  | 7,371  |
| L Living Area            | FRFF Frame first floor    | 150  | 17,172 |
| P Porches, Patios, Decks | DECK Wood deck            | 195  | 5,166  |
| L Living Area            | AIR Air conditioning      | 550  | 1,672  |

Total additions 111,344

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium                          |
|----------------|------|------------------|--------------------------------------|
| Style          | 02   | Cape             |                                      |
| Exterior Walls | 02   | Wood Shingles    |                                      |
| Roof Material  | 01   | Asphalt Shingles | Story Height 1.5                     |
| Roof Type      | 01   | Gable            |                                      |
| Foundation     | 01   | Poured Concrete  | Total Rooms 9 Garage cars 2          |
| Interior Walls | 02   | Drywall          | Bedrooms 3 Unfinished area           |
| Floors         | 01   | Hardwood         | Family Rooms 1 Dormer linear f 34    |
| Heating System | 01   | Hot Water        | Full Baths 3 Masonry trim sf         |
| Fuel           | 01   | Oil              | Half Baths Finish bsmt sz            |
| Attic          | 99   | None             | Addtn'l fixtures 1 Rec Room Size 780 |
| Grade          | 37   | B-               | Whirlpools 1 Living area 2,032       |
| Garage         | 22   | Attached 2 car   | Saunas # Living Units                |
| Area Over Gar. | 99   | None             | M/F stacks                           |
| Basement       | 04   | Full with walk-o | W/B stacks 2                         |
| Bsmt Fin Qual  | 03   | Rec Room W/ Air  | W/B openings 2                       |
| Air Condition  | 01   | Central Air      |                                      |
| Interior Cond  | 05   | Good             |                                      |
| Exterior Cond  | 05   | Good             | Actual Year Built: 1963              |

