

Property at 00010 TIMBER LANE

Prop ID 4340010

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## Administrative Information

Owner name: HERBERT CHARLES J &  
Second name: KAREN  
Address: 10 TIMBER LANE  
City/state: AVON CT Zip: 06001

## Location Information

Map: 018 Clerk map:  
Lot: 4340010 Neigh.: Zone: R40 Vol: 285 Page: 324

## Assessments

| Assmt category    | Qty  | Amount  | Exempt Cat | Amount | Sale date: 18-Oct-1993 |
|-------------------|------|---------|------------|--------|------------------------|
| Resident Land     | .92  | 105,000 |            |        | Sale price: 225,000    |
| Resident Dwelling | 1.00 | 218,560 |            |        | Sale valid: Y          |
| Resident Outbldg  | 1.00 | 980     |            |        |                        |

## Values

|                 |     |     |             |         |
|-----------------|-----|-----|-------------|---------|
| Resident Excess | .17 | 890 | Mkt value : |         |
|                 |     |     | Cost value: | 464,900 |

## Summary

|                   |         |       |              |             |        |
|-------------------|---------|-------|--------------|-------------|--------|
| Total assessments | 325,430 | Water | Connecticut  | Cost/sale : | 2.0662 |
| Total exemptions  |         | Sewer | Public sewer | Mkt/sale :  |        |
| Net assessment    | 325,430 | Gas   | None         | Assmt/sale: | 1.4464 |

## 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     | .170       | 7,500   | 1,275   |           | 1,275   | 893       |
| Residual     | 7,405  |            |         |         |           |         |           |

1.090 acres Total land value 151,275 105,893

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |
|----------------|------|------------------|-------------------------|
| Style          | 01   | Ranch            |                         |
| Exterior Walls | 02   | Wood Shingles    |                         |
| Roof Material  | 01   | Asphalt Shingles | Story Height 1.0        |
| Roof Type      | 01   | Gable            |                         |
| Foundation     | 01   | Poured Concrete  | Total Rooms 7           |
| Interior Walls | 02   | Drywall          | Garage cars 2           |
| Floors         | 01   | Hardwood         | Bedrooms 3              |
| Heating System | 01   | Hot Water        | Unfinished area         |
| Fuel           | 01   | Oil              | Family Rooms 1          |
| Attic          | 99   | None             | Dormer linear f         |
| Grade          | 37   | B-               | Full Baths 3            |
| Garage         | 22   | Attached 2 car   | Masonry trim sf         |
| Area Over Gar. | 99   | None             | Half Baths              |
| Basement       | 01   | Full             | Finish bsmt sz          |
| Bsmt Fin Qual  | 03   | Rec Room W/ Air  | Addtn'l fixtures 1      |
| Air Condition  | 01   | Central Air      | Rec Room Size 700       |
| Interior Cond  | 05   | Good             | Living area 2,026       |
| Exterior Cond  | 05   | Good             | Whirlpools              |
|                |      |                  | # Living Units          |
|                |      |                  | M/F stacks              |
|                |      |                  | W/B stacks 2            |
|                |      |                  | W/B openings 3          |
|                |      |                  | Actual Year Built: 1963 |

## Building Valuation Summary

| Dwelling       | Frame   | 1 story w/bsmt   | Area   | 255,210 |
|----------------|---------|------------------|--------|---------|
| Basement       | Full    |                  | 1,586  |         |
| Heating        | Yes     | A/C Yes          |        | 7,300   |
| Plumbing       | 3 F/B   | H/B 1 Add'l fix. | Wh/p   | 10,500  |
| Attic          | None    | Attic size:      | Saunas |         |
| Additions      |         |                  |        | 104,009 |
| Other Features | WB Stks | RR               |        | 33,543  |

|              |    |                           |  |         |
|--------------|----|---------------------------|--|---------|
| Sub-Total    |    |                           |  | 410,562 |
| Grade        | B- | Factor 1.1700             |  | 480,358 |
| CDU          |    | C&D Factor 1.00           |  | 480,358 |
| Depreciation |    | 35 %                      |  | 312,233 |
|              |    | Computed cost value @ 70% |  | 218,563 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| P Porches, Patios, Decks | BPAT Brick/flagstone pati | 252  | 5,747  |
| P Porches, Patios, Decks | FEFF Frame enclosed first | 154  | 14,686 |
| G Garages                | FR Attached frame LE 65   | 506  | 22,456 |
| P Porches, Patios, Decks | FOFF Frame open first flo | 48   | 2,924  |
| L Living Area            | BSMT Basement addition    | 352  | 6,487  |
| L Living Area            | FRFF Frame first floor    | 352  | 40,297 |
| L Living Area            | AIR Air conditioning      | 352  | 1,070  |
| L Living Area            | FRFF Frame first floor    | 88   | 10,074 |
| L Living Area            | AIR Air conditioning      | 88   | 268    |

Total additions 104,009

## Outbuilding Information

| Description  | Wid | Len | Area | Rate  | Year | Cnd | RCN   | Depr | Value |
|--------------|-----|-----|------|-------|------|-----|-------|------|-------|
| RS1 Frame    | 8   | 12  | 96   | 30.00 |      | C   | 2,880 | 50   | 1,400 |
| Utility Shed |     |     |      |       |      |     |       |      |       |

Value at 70% 980 Value at 100% 1,400

