

Property at 00027 TIMBER LANE

Prop ID 4340027

Printed 04-Apr-2025 2:12 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: WATSON PAUL G & CHRISTINE A
Second name:
Address: 40 SOUTHGATE
City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
Lot: 4340027 Neigh.: Zone: R40 Vol: 697 Page: 689

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	198,230

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 02-Jun-2016
Sale price: 280,000
Sale valid:

Values

Resident Excess		
.19	1,000	

Mkt value :
Cost value: 434,614

Summary

Total assessments	304,230
Total exemptions	
Net assessment	304,230

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.5522
Mkt/sale :
Assmt/sale: 1.0865

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	.190	7,500	1,425			1,425	998
Residual	8,276							

1.110 acres

Total land value

151,425

105,998

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area 1,796	282,840
Basement	Full with walk			
Heating	Yes	A/C No		
Plumbing	2 F/B	1 H/B	2 Add'l fix.	Wh/p Saunas 9,500
Attic	None		Attic size:	
Additions				49,501
Other Features	Mason Trim WB Stks	RR		30,519

Sub-Total			372,360
Grade	B-	Factor 1.1700	435,661
CDU		C&D Factor 1.00	435,661
Depreciation		35 %	283,180
		Computed cost value @ 70%	198,226

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	62	5,678
P Porches, Patios, Decks	CPAT Concrete patio	120	1,023
P Porches, Patios, Decks	FOFF Frame open first flo	52	3,168
P Porches, Patios, Decks	FOFF Frame open first flo	12	731
P Porches, Patios, Decks	FOFF Frame open first flo	178	10,845
L Living Area	BSMT Basement addition	178	3,280
P Porches, Patios, Decks	DECK Wood deck	120	3,179
G Garages	FR Attached frame LE 65	484	21,597

Total additions 49,501

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 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 3 Unfinished area
Floors	01	Hardwood	Family Rooms Dormer linear f
Heating System	01	Hot Water	Full Baths 2 Masonry trim sf 328
Fuel	01	Oil	Half Baths 1 Finish bsmt sz
Attic	99	None	Addtn'l fixtures 2 Rec Room Size 600
Grade	37	B-	Whirlpools Living area 1,858
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 1
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings 3
Air Condition	99	None	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1965

