

Property at 00028 TIMBER LANE

Prop ID 4340028

Printed 07-Feb-2024 4:40 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: TRAN CHEE PENG YEE
 Second name:
 Address: 28 TIMBER LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 4340028 Neigh.: Zone: R40 Vol: 678 Page: 254

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale
Resident Land	.92	105,000			Sale date: 18-Sep-2014
Resident Dwelling	1.00	181,650			Sale price: 288,000
					Sale valid:

Values

Resident Excess	.11	580			Mkt value :
					Cost value: 410,329

Summary

Summary		Utilities		Sales ratios	
Total assessments	287,230	Water	Connecticut	Cost/sale :	1.4248
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	287,230	Gas	None	Assmt/sale:	.9973

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	.110	7,500	825		825	578
Residual		4,792					

1.030 acres

Total land value

150,825

105,578

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	01	Clapboards		
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	Unfinished area
Heating System	01	Hot Water	Family Rooms	1
Fuel	01	Oil	Full Baths	2
Attic	99	None	Half Baths	1
Grade	37	B-	Addn'l fixtures	1
Garage	12	Basement 2 car	Whirlpools	1,972
Area Over Gar.	01	Fully Finished	Saunas	# Living Units
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	01	Unfinished	W/B stacks	1
Air Condition	99	None	W/B openings	3
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1965	

Building Valuation Summary

		Area	
Dwelling	Frame	1 story w/bsmt	1,946
Basement	Full		302,580
Heating	Yes	A/C No	
Plumbing	2 F/B	H/B 1 Add'l fix.	Wh/p
Attic	None	Attic size:	Saunas
Additions			5,500
Other Features	WB Stks	Bsmt Gar	16,394
			16,750

Sub-Total		341,224
Grade	B-	Factor 1.1700
CDU	C&D Factor 1.00	399,232
Depreciation	35 %	399,232
	Computed cost value @ 70%	259,501
		181,651

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	F0FF Frame open first flo	230	14,013
L Living Area	OVER Frame Overhang	26	2,381

Total additions 16,394

