

Property at 00034 TIMBER LANE

Prop ID 4340034

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## Administrative Information

Owner name: SRINIVASAMURTHY SHASHANK AND  
 Second name: SHASHANK ANUBHA TTEES  
 Address: 34 TIMBER LANE  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 018 Clerk map:  
 Lot: 4340034 Neigh.: Zone: R40 Vol: 808 Page: 716

| Assessments       |         |         | Exemptions |             | Last sale    |                        |
|-------------------|---------|---------|------------|-------------|--------------|------------------------|
| Assmt category    | Qty     | Amount  | Exempt     | Cat         | Amount       | Sale date: 02-May-2005 |
| Resident Land     | .92     | 105,000 |            |             |              | Sale price: 352,000    |
| Resident Dwelling | 1.00    | 198,680 |            |             |              | Sale valid:            |
|                   |         |         |            |             | Values       |                        |
| Resident Excess   | .11     | 580     |            |             | Mkt value :  |                        |
|                   |         |         |            |             | Cost value:  | 434,657                |
| Summary           |         |         | Utilities  |             | Sales ratios |                        |
| Total assessments | 304,260 |         | Water      | Connecticut | Cost/sale :  | 1.2348                 |
| Total exemptions  |         |         | Sewer      | Septic      | Mkt/sale :   |                        |
| Net assessment    | 304,260 |         | Gas        | None        | Assmt/sale:  | .8644                  |

## 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                | 3 |
| Heating System | 01   | Hot Water        | Family Rooms            | 1 |
| Fuel           | 01   | Oil              | Full Baths              | 3 |
| Attic          | 99   | None             | Half Baths              |   |
| Grade          | 37   | B-               | Addtn'l fixtures        |   |
| Garage         | 22   | Attached 2 car   | Whirlpools              |   |
| Area Over Gar. | 99   | None             | Saunas                  |   |
| Basement       | 04   | Full with walk-o | M/F stacks              |   |
| Bsmt Fin Qual  | 02   | Rec Room w/o air | W/B stacks              | 1 |
| Air Condition  | 01   | Central Air      | W/B openings            | 2 |
| Interior Cond  | 05   | Good             |                         |   |
| Exterior Cond  | 05   | Good             | Actual Year Built: 1965 |   |

## Building Valuation Summary

|                           |                |                |            |      |        |         |
|---------------------------|----------------|----------------|------------|------|--------|---------|
| Dwelling                  | Frame          | 1 story w/bsmt |            |      | Area   |         |
| Basement                  | Full with walk |                |            |      | 1,843  | 289,030 |
| Heating                   | Yes            | A/C            | Yes        |      |        | 8,260   |
| Plumbing                  | 3 F/B          | H/B            | Add'l fix. | Wh/p | Saunas | 10,000  |
| Attic                     | None           | Attic size:    |            |      |        |         |
| Additions                 |                |                |            |      |        | 35,800  |
| Other Features            | WB Stks        |                | RR         |      |        | 30,126  |
|                           |                |                |            |      |        |         |
| Sub-Total                 |                |                |            |      |        | 373,216 |
| Grade                     | B-             | Factor 1.1700  |            |      |        | 436,663 |
| CDU                       |                | C&D Factor     | 1.00       |      |        | 436,663 |
| Depreciation              | 35 %           |                |            |      |        | 283,831 |
| Computed cost value @ 70% |                |                |            |      |        | 198,682 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| P Porches, Patios, Decks | FOFF Frame open first flo | 168  | 10,236 |
| G Garages                | FR Attached frame LE 65   | 484  | 21,597 |
| L Living Area            | OVER Frame Overhang       | 30   | 2,748  |
| P Porches, Patios, Decks | FOFF Frame open first flo | 20   | 1,219  |
| Total additions          |                           |      | 35,800 |

