

Property at 00039 TIMBER LANE

Prop ID 4340039

Printed 05-Oct-2026 8:42 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: RINGLAND MATTHEW TRUSTEE
 Second name:
 Address: 40 TURKEY HILL ROAD
 City/state: CHESTER CT Zip: 06412

Location Information

Map: 018 Clerk map:
 Lot: 4340039 Neigh.: Zone: R40 Vol: 800 Page: 686

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 30-Jul-2019
Resident Land	.92	105,000	APA	Veteran	298,450	Sale price: 320,500
Resident Dwelling	1.00	191,820				Sale valid:
					Values	
Resident Excess	.31	1,630			Mkt value :	
					Cost value:	426,357
Summary			Utilities		Sales ratios	
Total assessments		298,450	Water	Connecticut	Cost/sale :	1.3303
Total exemptions		298,450	Sewer	Septic	Mkt/sale :	
Net assessment			Gas	None	Assmt/sale:	.9312

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	.310	7,500	2,325			2,325	1,628
Residual		13,504						
1.230 acres				Total land value			152,325	106,628

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,763	278,500
Basement	Full with walk				
Heating	Yes	A/C Yes			7,960
Plumbing	3 F/B	H/B Add'l fix.	Wh/p	Saunas	10,000
Attic	None	Attic size:			
Additions					28,299
Other Features	WB Stks	RR			35,564
Sub-Total					360,323
Grade	B-	Factor 1.1700			421,578
CDU		C&D Factor 1.00			421,578
Depreciation		35 %			274,026
Computed cost value @ 70%					191,818

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	176	4,662
P Porches, Patios, Decks	DECK Wood deck	77	2,040
G Garages	FR Attached frame LE 65	484	21,597

Total additions 28,299

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	
Heating System	01	Hot Water	Family Rooms	
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	03	Rec Room W/ 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	

