

Property at 00040 TIMBER LANE

Prop ID 4340040

Printed 07-Feb-2024 4:41 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: GUERRINI JAMES S AND
 Second name: JENNIFER T
 Address: 40 TIMBER LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 4340040 Neigh.: Zone: R40 Vol: 662 Page: 756

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale
Resident Land	.92	105,000			Sale date: 14-Jun-2013
Resident Dwelling	1.00	199,020			Sale price: 385,000
Resident Outbldg	1.00	2,520			Sale valid:

Resident Excess		
.11	580	

Summary

Total assessments	307,120	Water	Connecticut	Cost/sale :	1.1396
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	307,120	Gas	None	Assmt/sale:	.7977

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	07	Split Level	
Exterior Walls	04	Vinyl Siding	
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
Heating System	01	Hot Water	Family Rooms
Fuel	01	Oil	Full Baths 2
Attic	99	None	Masonry trim sf
Grade	37	B-	Half Baths 1
Garage	12	Basement 2 car	Finish bsmt sz
Area Over Gar.	01	Fully Finished	Rec Room Size 450
Basement	01	Full	Living area 1,988
Bsmt Fin Qual	03	Rec Room W/ Air	# Living Units 1
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	

Actual Year Built: 1965

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	
Basement	Full		1,960	304,420
Heating	Yes	A/C Yes		8,690
Plumbing	2 F/B	1 H/B Add'l fix.	Wh/p	8,500
Attic	None	Attic size:	Saunas	
Additions				22,460
Other Features	WB Stks	RR	Bsmt Gar	29,777
Sub-Total				373,847
Grade	B-	Factor 1.1700		437,401
CDU		C&D Factor 1.00		437,401
Depreciation		35 %		284,311
		Computed cost value @ 70%		199,018

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	28	2,564
P Porches, Patios, Decks	FEFF Frame enclosed first	168	16,021
P Porches, Patios, Decks	CPAT Concrete patio	80	682
P Porches, Patios, Decks	BPAT Brick/flagstone pati	140	3,193

Total additions 22,460

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	20	240	30.00	2009	C	7,200	50	3,600
Utility Shed									
Value at 70%			2,520				Value at 100%		3,600

