

Property at 00045 TIMBER LANE

Prop ID 4340045

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

## Administrative Information

Owner name: GREENFIELD BURTON AND  
Second name: PAULA  
Address: 45 TIMBER LANE  
City/state: AVON CT Zip: 06001

## Location Information

Map: 018 Clerk map:  
Lot: 4340045 Neigh.: Zone: R40 Vol: 113 Page: 0648

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .92  | 105,000 |
| Resident Dwelling | 1.00 | 191,550 |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 17-Aug-1979  
Sale price: 117,200  
Sale valid:

## Values

| Resident Excess |       |  | Mkt value : | Cost value: |
|-----------------|-------|--|-------------|-------------|
| .35             | 1,840 |  |             | 426,271     |

## Summary

| Total assessments | 298,390 |
|-------------------|---------|
| Total exemptions  |         |
| Net assessment    | 298,390 |

## Utilities

| Water | Connecticut  |
|-------|--------------|
| Sewer | Public sewer |
| Gas   | None         |

## Sales ratios

Cost/sale : 3.6371  
Mkt/sale :  
Assmt/sale: 2.5460

## 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  | .350       | 7,500   | 2,625   |      |      | 2,625   | 1,838     |
| Residual     |     | 15,246     |         |         |      |      |         |           |

|             |                  |         |         |
|-------------|------------------|---------|---------|
| 1.270 acres | Total land value | 152,625 | 106,838 |
|-------------|------------------|---------|---------|

## Building Valuation Summary

| Dwelling       | Frame | 1 story w/bsmt | Area<br>1,787 | 281,660 |
|----------------|-------|----------------|---------------|---------|
| Basement       | Full  |                |               |         |
| Heating        | Yes   | A/C Yes        |               | 8,050   |
| Plumbing       | 2 F/B | H/B Add'l fix. | Wh/p          | 5,000   |
| Attic          | None  | Attic size:    |               |         |
| Additions      |       |                |               | 58,357  |
| Other Features |       | WB Stks        |               | 6,750   |

|              |    |                           |         |
|--------------|----|---------------------------|---------|
| Sub-Total    |    |                           | 359,817 |
| Grade        | B- | Factor 1.1700             | 420,986 |
| CDU          |    | C&D Factor 1.00           | 420,986 |
| Depreciation |    | 35 %                      | 273,641 |
|              |    | Computed cost value @ 70% | 191,549 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| P Porches, Patios, Decks | FEFF Frame enclosed first | 256  | 24,413 |
| P Porches, Patios, Decks | DECK Wood deck            | 96   | 2,543  |
| G Garages                | FR Attached frame LE 65   | 576  | 25,187 |
| P Porches, Patios, Decks | FOFF Frame open first flo | 102  | 6,214  |

Total additions 58,357

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium                    |
|----------------|------|------------------|--------------------------------|
| Style          | 01   | Ranch            |                                |
| Exterior Walls | 10   | Vertical Siding  |                                |
| Roof Material  | 01   | Asphalt Shingles | Story Height 1.0               |
| Roof Type      | 01   | Gable            |                                |
| Foundation     | 01   | Poured Concrete  | Total Rooms 6 Garage cars 2    |
| Interior Walls | 02   | Drywall          | Bedrooms Unfinished area       |
| Floors         | 01   | Hardwood         | Family Rooms Dormer linear f   |
| Heating System | 01   | Hot Water        | Full Baths 2 Masonry trim sf   |
| Fuel           | 01   | Oil              | Half Baths Finish bsmt sz      |
| Attic          | 99   | None             | Addtn'l fixtures Rec Room Size |
| Grade          | 37   | B-               | Whirlpools Living area 1,787   |
| Garage         | 22   | Attached 2 car   | Saunas # Living Units          |
| Area Over Gar. | 99   | None             | M/F stacks                     |
| Basement       | 01   | Full             | W/B stacks 1                   |
| Bsmt Fin Qual  | 01   | Unfinished       | W/B openings 1                 |
| Air Condition  | 01   | Central Air      |                                |
| Interior Cond  | 05   | Good             |                                |
| Exterior Cond  | 05   | Good             | Actual Year Built: 1979        |

