

Property at 00046 TIMBER LANE

Prop ID 4340046

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Administrative Information

Owner name: WILSON JOHNATHAN K AND
 Second name: STEPHANIE MARIE
 Address: 46 TIMBER LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 4340046 Neigh.: Zone: R40 Vol: 740 Page: 507

Assessments

Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 14-May-2020
Resident Land	.92	105,000	AAA	Veteran	1,000	Sale price: 380,000
Resident Dwelling	1.00	182,360	CAB	Add Vet	500	Sale valid:
			DAC	Veteran	10,000	

Last sale

Mkt value :
 Cost value: 410,514

Summary

Summary	Amount	Utilities	Sales ratios
Total assessments	287,360	Water Connecticut	Cost/sale : 1.0803
Total exemptions	11,500	Sewer Public sewer	Mkt/sale :
Net assessment	275,860	Gas None	Assmt/sale: .7562

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					

.920 acres Total land value 150,000 105,000

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	4
Heating System	01	Hot Water	Family Rooms	1
Fuel	01	Oil	Full Baths	2
Attic	99	None	Half Baths	1
Grade	33	C+	Addn'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	01	Unfinished	W/B stacks	1
Air Condition	02	Partial Central	W/B openings	1
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1984	

Building Valuation Summary

	Area	
Dwelling Frame 2 story w/bsmt	945	253,550
Basement Full with walk		
Heating Yes A/C Yes		7,300
Plumbing 2 F/B 1 H/B Add'l fix. Wh/p Saunas		8,500
Attic None Attic size:		
Additions		95,012
Other Features WB Stks		6,750

Sub-Total	371,112
Grade C+ Factor 1.0800	400,801
CDU C&D Factor 1.00	400,801
Depreciation 35 %	260,521
Computed cost value @ 70%	182,365

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	550	24,172
P Porches, Patios, Decks	FEFF Frame enclosed first	117	11,157
P Porches, Patios, Decks	DECK Wood deck	166	4,397
L Living Area	FRFF Frame first floor	234	26,789
L Living Area	BSMT Basement addition	234	4,312
L Living Area	OVER Frame Overhang	35	3,205
P Porches, Patios, Decks	FEFF Frame enclosed first	220	20,980

Total additions 95,012

