

Property at 00054 TIMBER LANE

Prop ID 4340054

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Administrative Information

Owner name: WALTER A PENARANDA
Second name:
Address: 54 TIMBER LANE
City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
Lot: 4340054 Neigh.: Zone: R40 Vol: 806 Page: 1225

Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date: 02-Sep-2025	
Resident Land	.92 105,000			Sale price: 400,000	
Resident Dwelling	1.00 218,820			Sale valid:	
				Values	
Resident Excess	.11 580			Mkt value :	
				Cost value: 463,429	
Summary		Utilities		Sales ratios	
Total assessments	324,400	Water	Connecticut	Cost/sale :	1.1586
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	324,400	Gas	None	Assmt/sale:	.8110

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

Building Valuation Summary

		Area			
Dwelling	Frame	1 story w/bsmt	1,815	285,340	
Basement	Full				
Heating	Yes	A/C Yes		8,150	
Plumbing	2 F/B	H/B 1 Add'l fix.	Wh/p	Saunas	5,500
Attic	None	Attic size:			
Additions				101,783	
Other Features	Mason Trim WB Stks			10,273	
Sub-Total				411,046	
Grade	B-	Factor 1.1700		480,924	
CDU		C&D Factor 1.00		480,924	
Depreciation		35 %		312,601	
		Computed cost value @ 70%		218,821	

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	469	21,012
L Living Area	OVER Frame Overhang	6	550
L Living Area	FRFF Frame first floor	14	1,603
P Porches, Patios, Decks	FOFF Frame open first flo	55	3,351
L Living Area	FRFF Frame first floor	608	69,604
L Living Area	AIR Air conditioning	608	1,848
P Porches, Patios, Decks	DECK Wood deck	144	3,815

Total additions 101,783

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
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	1
Grade	37	B-	Whirlpools	
Garage	22	Attached 2 car	Saunas	
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	

