

Property at 00055 TIMBER LANE

Prop ID 4340055

Printed 07-Feb-2024 4:42 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: AYOUBI SUSAN B
 Second name:
 Address: 55 TIMBER LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 4340055 Neigh.: Zone: R40 Vol: 309 Page: 1094

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	262,480
Resident Outbldg	1.00	16,800

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 04-Aug-1992
 Sale price: 230,000
 Sale valid:

Values

Mkt value :
 Cost value: 549,871

Summary

Total assessments	384,910
Total exemptions	
Net assessment	384,910

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 2.3907
 Mkt/sale :
 Assmt/sale: 1.6735

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	.120	7,500	900			900	630
Residual	5,227							

1.040 acres

Total land value

150,900

105,630

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	8
Interior Walls	02	Drywall	Bedrooms	3
Floors	05	W/W over sub-flo	Family Rooms	1
Heating System	01	Hot Water	Full Baths	3
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	2
Grade	37	B-	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	04	Full with walk-o	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	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	2,778	412,070
Basement	Full with walk				
Heating	Yes	A/C Yes			11,730
Plumbing	3 F/B	H/B 2 Add'l fix.	Wh/p	Saunas	11,000
Attic	None	Attic size:			
Additions					51,504
Other Features		WB Stks			6,750
Sub-Total					493,054
Grade	B-	Factor 1.1700			576,873
CDU		C&D Factor 1.00			576,873
Depreciation		35 %			374,967
Computed cost value @ 70%					262,477

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924
G Garages	FR Attached frame LE 65	520	23,002
P Porches, Patios, Decks	DECK Wood deck	96	2,543
P Porches, Patios, Decks	DECK Wood deck	270	7,152
P Porches, Patios, Decks	BPAT Brick/flagstone pati	270	6,157
L Living Area	OVER Frame Overhang	86	7,876
L Living Area	AIR Air conditioning	86	261
P Porches, Patios, Decks	DECK Wood deck	60	1,589

Total additions 51,504

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	18	36	648	74.05		C	47,984	50	24,000
Value at 70%					16,800	Value at 100%			
						24,000			

