

Property at 00061 TIMBER LANE

Prop ID 4340061

Printed 07-Feb-2024 4:43 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: DEE KAREN AND DAVID
 Second name:
 Address: 61 TIMBER LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 4340061 Neigh.: Zone: R40 Vol: 645 Page: 987

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 24-Jun-1988
Resident Land	.92	105,000				Sale price: 325,000
Resident Dwelling	1.00	235,390				Sale valid:
					Values	
Resident Excess	.09	470				Mkt value :
					Cost value: 486,943	
Summary			Utilities		Sales ratios	
Total assessments		340,860	Water	Connecticut	Cost/sale :	1.4983
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		340,860	Gas	None	Assmt/sale:	1.0488

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	.090	7,500	675			675	473
Residual		3,920						
				1.010 acres	Total land value		150,675	105,473

Building Valuation Summary

						Area	
Dwelling	Frame	1 story w/bsmt				2,211	337,450
Basement	Full with walk						
Heating	Yes	A/C	Yes				9,620
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas		8,500
Attic	None		Attic size:				
Additions							66,922
Other Features		WB Stks	RR				19,678
Sub-Total							442,170
Grade	B-		Factor 1.1700				517,339
CDU			C&D Factor 1.00				517,339
Depreciation			35 %				336,270
Computed cost value @ 70%							235,389

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	364	9,642
L Living Area	FRFF Frame first floor	280	32,055
L Living Area	AIR Air conditioning	280	851
G Garages	FR Attached frame LE 65	528	23,314
P Porches, Patios, Decks	DECK Wood deck	40	1,060
Total additions			66,922

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	7
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	3
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	37	B-	Full Baths	2
Garage	22	Attached 2 car	Half Baths	1
Area Over Gar.	99	None	Masonry trim sf	
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	02	Rec Room w/o air	Addn'l fixtures	360
Air Condition	01	Central Air	Whirlpools	2,491
Interior Cond	05	Good	Saunas	
Exterior Cond	05	Good	# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	3
			Actual Year Built: 1979	

Scale: 1" = 9.22 feet

