

Property at 00073 TIMBER LANE

Prop ID 4340073

Printed 23-May-2024 3:09 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MOON COLLIN & CAITLIN A
Second name:
Address: 73 TIMBER LANE
City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
Lot: 4340073 Neigh.: Zone: R40 Vol: 793 Page: 286

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	247,710

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 08-May-2024
Sale price: 665,000
Sale valid:

Values

Resident Excess	.04	210

Summary

Total assessments	352,920
Total exemptions	
Net assessment	352,920

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : .7582
Mkt/sale :
Assmt/sale: .5307

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	.040	7,500	300			300	210
Residual		1,742						

.960 acres

Total land value

150,300

105,210

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	9
Interior Walls	02	Drywall	Bedrooms	5
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	40	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	02	Rec Room w/o air	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1977	

Building Valuation Summary

					Area	
Dwelling	Frame	2 story w/bsmt			1,234	309,990
Basement	Full with walk					
Heating	Yes	A/C	Yes			8,890
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas	8,500
Attic	None		Attic size:			
Additions						82,531
Other Features		WB Stks	RR			22,165

Sub-Total			432,076
Grade	B	Factor 1.2600	544,416
CDU		C&D Factor 1.00	544,416
Depreciation		35 %	353,870
		Computed cost value @ 70%	247,709

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	13	1,191
G Garages	FR Attached frame LE 65	576	25,187
P Porches, Patios, Decks	DECK Wood deck	586	15,523
L Living Area	BSMT Basement addition	280	5,160
L Living Area	FRFF Frame first floor	280	32,055
L Living Area	OVER Frame Overhang	28	2,564
L Living Area	AIR Air conditioning	280	851

Total additions 82,531

