

Property at 00074 TIMBER LANE

Prop ID 4340074

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Administrative Information

Owner name: DOUGELA AMANDA J &
 Second name: FESTER IAN
 Address: 74 TIMBER LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 4340074 Neigh.: Zone: R40 Vol: 677 Page: 1255

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale	
Resident Land	.92	105,000			Sale date: 15-Sep-2014	
Resident Dwelling	1.00	227,020			Sale price: 420,000	
Resident Outbldg	1.00	980			Sale valid:	
					Values	
Resident Excess	.04	210			Mkt value :	
					Cost value:	476,014

Summary

Total assessments	333,210	Utilities		Sales ratios		
Total exemptions		Water	Connecticut	Cost/sale :	1.1334	
Net assessment	333,210	Sewer	Public sewer	Mkt/sale :		
		Gas	None	Assmt/sale:	.7934	

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	03	Aluminum 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	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	2
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	01	Full	W/B stacks	1
Bsmt Fin Qual	03	Rec Room W/ 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

Dwelling	Frame	2 story w/bsmt	Area	1,152	293,980
Basement	Full				
Heating	Yes	A/C Yes			8,440
Plumbing	2 F/B	2 H/B	Add'l fix.	Wh/p	12,000
Attic	None		Attic size:		
Additions					58,270
Other Features		WB Stks	RR		23,290
Sub-Total					395,980
Grade	B	Factor 1.2600			498,935
CDU		C&D Factor 1.00			498,935
Depreciation		35 %			324,308
Computed cost value @ 70%					227,016

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	BPAT Brick/flagstone pati	308	7,024
P Porches, Patios, Decks	FOFF Frame open first flo	36	2,193
L Living Area	FRFF Frame first floor	60	6,869
L Living Area	BSMT Basement addition	60	1,106
G Garages	FR Attached frame LE 65	612	26,591
L Living Area	AIR Air conditioning	60	182
P Porches, Patios, Decks	DECK Wood deck	540	14,305
Total additions			58,270

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	30.00	2013	C	2,880	50	1,400
Utility Shed									
Value at 70%			980	Value at 100%			1,400		

