

Property at 00078 TIMBER LANE

Prop ID 4340078

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Administrative Information

Owner name: HUBERT RENJIT AND
Second name: JALAJAN JINJU LAILAMANY
Address: 78 TIMBER LANE
City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
Lot: 4340078 Neigh.: Zone: R40 Vol: 796 Page: 651

Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date: 26-Aug-2024	
Resident Land	.92 105,000			Sale price: 466,000	
Resident Dwelling	1.00 209,680			Sale valid:	
				Values	
Resident Excess	.18 950			Mkt value :	
				Cost value:	450,900
Summary		Utilities		Sales ratios	
Total assessments	315,630	Water	Connecticut	Cost/sale :	.9676
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	315,630	Gas	None	Assmt/sale:	.6773

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	.180	7,500	1,350		1,350	945
Residual	7,841						
		1.100 acres		Total land value		151,350	105,945

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	950	254,530
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas 8,500
Attic	None		Attic size:		
Additions					89,212
Other Features		WB Stks			13,500
Sub-Total					365,742
Grade	B	Factor 1.2600			460,835
CDU		C&D Factor 1.00			460,835
Depreciation		35 %			299,543
Computed cost value @ 70%					209,680

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	528	23,314
L Living Area	FRFF Frame first floor	330	37,779
L Living Area	BSMT Basement addition	330	6,081
P Porches, Patios, Decks	FOFF Frame open first flo	198	12,063
P Porches, Patios, Decks	BPAT Brick/flagstone pati	110	2,508
L Living Area	OVER Frame Overhang	38	3,480
L Living Area	FRFF Frame first floor	30	3,434
L Living Area	BSMT Basement addition	30	553

Total additions 89,212

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	Garage cars	2
Floors	01	Hardwood	Bedrooms	4
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	40	B	Full Baths	2
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	
Air Condition	99	None	Rec Room Size	
Interior Cond	05	Good	Whirlpools	2,298
Exterior Cond	05	Good	Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
Actual Year Built: 1977				

