

Property at 00085 TIMBER LANE

Prop ID 4340085

Printed 27-Sep-2024 8:34 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: JOZEF FRANK A & CHRISTINE J
 Second name:
 Address: 85 TIMBER LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 4340085 Neigh.: Zone: R40 Vol: 532 Page: 1089

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 07-Nov-2005
Resident Land	.92	105,000				Sale price: 390,000
Resident Dwelling	1.00	213,440				Sale valid: Y
Resident Outbldg	1.00	1,260				Values
						Mkt value :
Resident Excess	.25	1,310				Cost value: 458,586
Summary			Utilities		Sales ratios	
Total assessments		321,010	Water	Connecticut	Cost/sale :	1.1759
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		321,010	Gas	None	Assmt/sale:	.8231

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	.250	7,500	1,875			1,875	1,313
Residual		10,890						
		1.170 acres	Total land value				151,875	106,313

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	05	W/W over sub-flo	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	3
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	01	Unfinished	Rec Room Size	
Air Condition	06	Ductless Split U	Living area	2,276
Interior Cond	05	Good	# Living Units	
Exterior Cond	05	Good	Actual Year Built: 1976	

Building Valuation Summary

				Area	
Dwelling	Frame	2 story w/bsmt		945	253,550
Basement	Full with walk				
Heating	Yes	A/C Yes			7,300
Plumbing	3 F/B	1 H/B	Add'l fix.	Wh/p	13,500
Attic	None		Attic size:		
Additions					91,209
Other Features		WB Stks			6,750
Sub-Total					372,309
Grade	B	Factor 1.2600			469,109
CDU		C&D Factor 1.00			469,109
Depreciation		35 %			304,921
Computed cost value @ 70%					213,445

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	35	3,205
L Living Area	FRFF Frame first floor	221	25,300
L Living Area	FRFF Frame first floor	130	14,883
L Living Area	BSMT Basement addition	130	2,396
P Porches, Patios, Decks	FOFF Frame open first flo	224	13,647
G Garages	FR Attached frame LE 65	575	25,148
P Porches, Patios, Decks	DECK Wood deck	210	5,563
L Living Area	AIR Air conditioning	221	672
L Living Area	AIR Air conditioning	130	395
Total additions			91,209

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	12	120	30.00	1997	C	3,600	50	1,800
Utility Shed									
Value at 70%		1,260	Value at 100%		1,800				

