

Property at 00005 TIMOTHY WAY

Prop ID 4350005

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Administrative Information

Owner name: OLIVER LYNDON E & MARY P
 Second name:
 Address: 5 TIMOTHY WAY
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 4350005 Neigh.: Zone: R40 Vol: 626 Page: 283

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 06-Jul-2011	
Resident Land	.92	157,500			Sale price: 990,000	
Resident Dwelling	1.00	526,090			Sale valid:	
Resident Outbldg	1.00	2,030				
					Values	
Resident Excess	.06	300			Mkt value :	
					Cost value: 979,886	
Summary			Utilities		Sales ratios	
Total assessments	685,920		Water	Connecticut	Cost/sale : .9898	
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	685,920		Gas	CNG	Assmt/sale: .6928	

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	225,000	225,000		225,000	157,500
Primary Site	40,075						
RES	12	.057	7,500	428		428	300
Residual	2,483						
		.977 acres	Total land value		225,428	157,800	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	5
Heating System	07	Hydro Air	Family Rooms	1
Fuel	02	Natural Gas	Full Baths	5
Attic	99	None	Half Baths	2
Grade	50	A	Addtn'l fixtures	4
Garage	23	Attached 3 car	Whirlpools	1
Area Over Gar.	01	Fully Finished	Saunas	
Basement	01	Full	# Living Units	
Bsmt Fin Qual	03	Rec Room W/ Air	M/F stacks	
Air Condition	01	Central Air	W/B stacks	2
Interior Cond	05	Good	W/B openings	3
Exterior Cond	05	Good	Actual Year Built: 1993	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	476,770
Basement	Full		2,088	
Heating	Yes	A/C Yes		13,590
Plumbing	5 F/B	2 H/B 4 Add'l fix.	1 Wh/p	31,500
Attic	None	Attic size:	Saunas	
Additions				168,009
Other Features	WB Stks	RR		56,098
Sub-Total				745,967
Grade	A	Factor 1.5500		1,156,249
CDU		C&D Factor 1.00		1,156,249
Depreciation		35 %		751,562
Computed cost value @ 70%				526,093

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	16	1,465
L Living Area	OVER Frame Overhang	28	2,564
L Living Area	AIR Air conditioning	44	134
P Porches, Patios, Decks	DECK Wood deck	463	12,265
P Porches, Patios, Decks	FEFF Frame enclosed first	224	21,361
G Garages	FRL Attached frame GT 65	816	36,558
P Porches, Patios, Decks	F0FF Frame open first flo	72	4,387
L Living Area	BSMT Basement addition	360	6,634
L Living Area	FRFF Frame first floor	360	41,213
L Living Area	AIR Air conditioning	360	1,094
G Garages	FSF Full-story fin o/gar	576	38,583
L Living Area	AIR Air conditioning	576	1,751
Total additions			168,009

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	16	192	30.00	2008	C	5,760	50	2,900
Utility Shed									
Value at 70%		2,030	Value at 100%		2,900				

