

Property at 00010 TIMOTHY WAY

Prop ID 4350010

Printed 07-Feb-2024 4:46 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: CJT PROPERTIES LLC
 Second name:
 Address: 10 TIMOTHY WAY
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
 Lot: 4350010 Neigh.: Zone: R40 Vol: 724 Page: 335

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 27-May-1994
Resident Land	.92	157,500				Sale price: 605,300
Resident Dwelling	1.00	476,680				Sale valid:
Resident Outbldg	1.00	25,060				Values
Resident Excess	.16	820				Mkt value :
						Cost value: 942,943
Summary			Utilities		Sales ratios	
Total assessments		660,060	Water	Connecticut	Cost/sale :	1.5578
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		660,060	Gas	CNG	Assmt/sale:	1.0905

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	.156	7,500	1,170			1,170	819
Residual		6,795						
1.076 acres				Total land value			226,170	158,319

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	4
Attic	99	None	Half Baths	2
Grade	50	A	Addtn'l fixtures	5
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

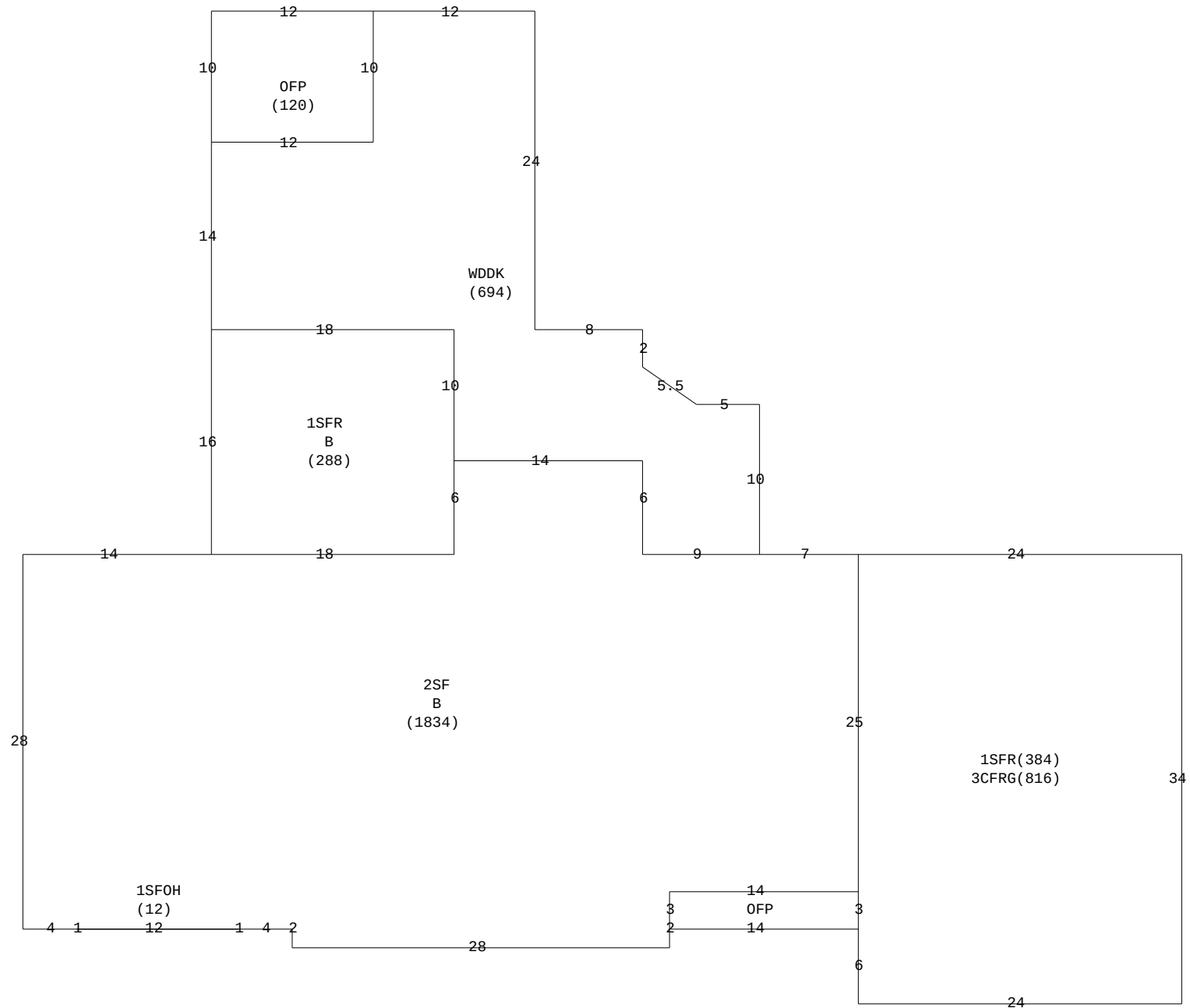
Dwelling	Frame	2 story w/bsmt	Area	1,834	427,170
Basement	Full				
Heating	Yes	A/C Yes			12,200
Plumbing	4 F/B	2 H/B	5 Add'l fix.	1 Wh/p	27,000
Attic	None		Attic size:		
Additions					162,205
Other Features		WB Stks	RR		47,326
Sub-Total					675,901
Grade	A	Factor 1.5500			1,047,647
CDU		C&D Factor 1.00			1,047,647
Depreciation		35 %			680,971
		Computed cost value @ 70%			476,680

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	12	1,099
P Porches, Patios, Decks	FOFF Frame open first flo	42	2,559
G Garages	FRL Attached frame GT 65	816	36,558
G Garages	FSF Full-story fin o/gar	816	54,659
L Living Area	AIR Air conditioning	816	2,481
L Living Area	BSMT Basement addition	288	5,307
L Living Area	FRFF Frame first floor	288	32,971
L Living Area	AIR Air conditioning	288	876
P Porches, Patios, Decks	DECK Wood deck	694	18,384
P Porches, Patios, Decks	FOFF Frame open first flo	120	7,311
Total additions			162,205

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	18	36	648	110.5	1999	C	71,636	50	35,800
Value at 70%			25,060				Value at 100%		35,800



AREA OVER GARAGE IS A FULL ONLY 384 sq ft IS FINISHED, 432 UNFINISHED
V 370 P 1219 1/28/14 TN OF AVON TO MOLSON .134 ACS. PARCEL "A"

AFFDVT 724/329 11/13/18 STEVEN BALLENTINE IS TRUSTEE