

Property at 00009 TOLL GATE LANE

Prop ID 4360009

Printed 09-Jan-2026 12:50 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: TKACS ANNETTE V
 Second name:
 Address: 9 TOLL GATE LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 4360009 Neigh.: Zone: R40 Vol: 732 Page: 881

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 27-Jul-1978
Resident Land	.92	115,500	AAA Veteran	1,000	Sale price: 95,900
Resident Dwelling	1.00	241,180	CAB Add Vet	500	Sale valid:
			DAC Veteran	10,000	
Resident Excess		.24	1,260	Values	
				Mkt value :	
				Cost value:	511,343
Summary		Utilities		Sales ratios	
Total assessments		357,940	Water Connecticut	Cost/sale :	5.3320
Total exemptions		11,500	Sewer Public sewer	Mkt/sale :	
Net assessment		346,440	Gas None	Assmt/sale:	3.7324

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	165,000	165,000		165,000	115,500
Primary Site		40,075					
RES	12	.240	7,500	1,800		1,800	1,260
Residual		10,454					
1.160 acres		Total land value		166,800		116,760	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	04	Vinyl 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	2,428
Exterior Cond	05	Good	Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	1
Actual Year Built: 1978				

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	950
Basement	Full		254,530
Heating	Yes	A/C No	
Plumbing	2 F/B	1 H/B	Add'l fix.
Attic	None		Wh/p Saunas
Additions			8,500
Other Features			150,912
		WB Stks	6,750
Sub-Total			420,692
Grade	B	Factor 1.2600	530,072
CDU		C&D Factor 1.00	530,072
Depreciation		35 %	344,547
Computed cost value @ 70%			241,183

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	UTIL Utility building	350	9,997
P Porches, Patios, Decks	FEUF Frame enclosed upper	350	20,034
P Porches, Patios, Decks	FEFF Frame enclosed first	144	13,732
P Porches, Patios, Decks	FEUF Frame enclosed upper	144	8,243
P Porches, Patios, Decks	DECK Wood deck	300	7,947
L Living Area	FRFF Frame first floor	528	60,446
G Garages	FR Attached frame LE 65	506	22,456
L Living Area	OVER Frame Overhang	38	3,480
P Porches, Patios, Decks	FEFF Frame enclosed first	48	4,577

Total additions 150,912

