

Property at 00015 TOLL GATE LANE

Prop ID 4360015

Printed 07-Feb-2024 4:48 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: KUCHEL GEORGE A AND
 Second name: BOURNAKI MARIE C
 Address: 15 TOLL GATE LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map: 019
 Lot: 4360015 Neigh.: Zone: R40 Vol: 574 Page: 870

Assessments

Assmt category	Qty	Amount
Resident Land	.92	115,500
Resident Dwelling	1.00	255,200
Resident Outbldg	1.00	700

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 01-Jun-2001
 Sale price: 385,900
 Sale valid: Y

Values

Mkt value :
 Cost value: 532,300

Summary

Total assessments	372,610	
Total exemptions		
Net assessment	372,610	

Utilities

Water	Connecticut	
Sewer	Public sewer	
Gas	None	

Sales ratios

Cost/sale : 1.3794
 Mkt/sale :
 Assmt/sale: .9656

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	.230	7,500	1,725			1,725	1,208
Residual	10,019							

1.150 acres

Total land value

166,725

116,708

Building Valuation Summary

					Area	
Dwelling	Frame	2 story w/bsmt			1,066	277,180
Basement	Full					
Heating	Yes	A/C Yes				7,970
Plumbing	2 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas	9,000
Attic	None			Attic size:		
Additions						130,141
Other Features		WB Stks	RR			20,843

Sub-Total						445,134
Grade	B		Factor 1.2600			560,869
CDU			C&D Factor 1.00			560,869
Depreciation			35 %			364,565
			Computed cost value @ 70%			255,196

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	240	6,358
L Living Area	FRFF Frame first floor	384	43,961
L Living Area	BSMT Basement addition	384	7,076
L Living Area	FRFF Frame first floor	150	17,172
L Living Area	FRUF Frame upper full	150	12,560
G Garages	FR Attached frame LE 65	576	25,187
L Living Area	FRUF Frame upper full	192	16,076
L Living Area	AIR Air conditioning	384	1,167
L Living Area	AIR Air conditioning	192	584

Total additions 130,141

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	04	Colonial	
Exterior Walls	04	Vinyl Siding	
Roof Material	01	Asphalt Shingles	
Roof Type	01	Gable	
Foundation	01	Poured Concrete	
Interior Walls	02	Drywall	
Floors	01	Hardwood	
Heating System	01	Hot Water	
Fuel	01	Oil	
Attic	99	None	
Grade	40	B	
Garage	22	Attached 2 car	
Area Over Gar.	03	Partial	
Basement	01	Full	
Bsmt Fin Qual	02	Rec Room w/o air	
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	

Actual Year Built: 1978

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	8	64	30.00		C	1,920	50	1,000
Utility Shed									

Value at 70%

700

Value at 100%

1,000

