

Property at 00022 TOLL GATE LANE

Prop ID 4360022

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

Administrative Information

Owner name: DOLAN KEVIN J & JULIENNE F
 Second name:
 Address: 22 TOLL GATE LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 4360022 Neigh.: Zone: R40 Vol: 530 Page: 1202

Assessments

Assmt category	Qty	Amount
Resident Land	.92	115,500
Resident Dwelling	1.00	221,360

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 04-Oct-2005
 Sale price: 430,000
 Sale valid: Y

Values

Assmt category	Qty	Amount	Mkt value	Cost value
Resident Excess	.02	110		481,386

Summary

Category	Amount
Total assessments	336,970
Total exemptions	
Net assessment	336,970

Utilities

Utility	Connecticut
Water	
Sewer	Public sewer
Gas	None

Sales ratios

Category	Ratio
Cost/sale	1.1195
Mkt/sale	
Assmt/sale	.7837

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	.020	7,500	150			150	105
Residual	871							
				.940 acres	Total land value		165,150	115,605

Building Valuation Summary

Category	Value	Area
Dwelling	247,110	912
Basement		
Heating	7,120	
Plumbing	8,500	
Attic		
Additions	116,644	
Other Features	6,750	
Sub-Total	386,124	
Grade	486,516	
CDU	486,516	
Depreciation	316,235	
Computed cost value @ 70%	221,365	

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	74	6,777
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L Living Area	FRFF Frame first floor	154	17,630
P Porches, Patios, Decks	DECK Wood deck	256	6,781
L Living Area	FRFF Frame first floor	314	35,947
L Living Area	BSMT Basement addition	314	5,786
G Garages	FR Attached frame LE 65	490	21,831
L Living Area	FATT Full finished attic	245	8,849
L Living Area	AIR Air conditioning	861	2,617
P Porches, Patios, Decks	BPAT Brick/flagstone pati	160	3,649

Total additions 116,644

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.	01	Fully Finished	
Basement	01	Full	
Bsmt Fin Qual	01	Unfinished	
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	

Actual Year Built: 1977

