

Property at 00025 TOLL GATE LANE

Prop ID 4360025

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

Administrative Information

Owner name: SIMON MARY A
 Second name:
 Address: 25 TOLL GATE LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 4360025 Neigh.: Zone: R40 Vol: 603 Page: 850

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 29-Jan-2002
Resident Land	.92	115,500				Sale price: 398,000
Resident Dwelling	1.00	233,220				Sale valid:
					Values	
Resident Excess	.14	740				Mkt value :
					Cost value: 499,229	
Summary			Utilities		Sales ratios	
Total assessments		349,460	Water	Connecticut	Cost/sale :	1.2543
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		349,460	Gas	None	Assmt/sale:	.8780

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	.140	7,500	1,050			1,050	735
Residual		6,098						
1.060 acres				Total land value			166,050	116,235

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,092	282,260
Basement	Full				
Heating	Yes	A/C Yes			8,110
Plumbing	2 F/B	1 H/B	3 Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		10,000
Additions					75,133
Other Features		WB Stks	RR		31,293
Sub-Total					406,796
Grade	B	Factor 1.2600			512,563
CDU		C&D Factor 1.00			512,563
Depreciation		35 %			333,166
Computed cost value @ 70%					233,216

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	224	5,934
L Living Area	OVER Frame Overhang	26	2,381
L Living Area	FRFF Frame first floor	320	36,634
L Living Area	BSMT Basement addition	320	5,897
G Garages	FR Attached frame LE 65	528	23,314
L Living Area	AIR Air conditioning	320	973
Total additions			75,133

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	9
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	03	Rec Room W/ Air	Addtn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	710
Interior Cond	05	Good	Living area	2,530
Exterior Cond	05	Good	Whirlpools	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
Actual Year Built: 1977				

