

Property at 00028 TOLL GATE LANE

Prop ID 4360028

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Administrative Information

Owner name: LASSER PAMELA H & JAY A
 Second name:
 Address: 28 TOLL GATE LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 4360028 Neigh.: Zone: R40 Vol: 690 Page: 372

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 18-Jul-1996
Resident Land	.92	115,500				Sale price: 248,000
Resident Dwelling	1.00	224,260				Sale valid:
					Values	
Resident Excess	.31	1,630				Mkt value :
					Cost value: 487,700	
Summary			Utilities		Sales ratios	
Total assessments		341,390	Water	Connecticut	Cost/sale :	1.9665
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		341,390	Gas	None	Assmt/sale:	1.3766

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	.310	7,500	2,325			2,325	1,628
Residual		13,504						
1.230 acres				Total land value			167,325	117,128

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				972	258,830
Basement	Full						
Heating	Yes	A/C Yes					7,450
Plumbing	2 F/B	1 H/B	Add'l fix.	1 Wh/p	Saunas		11,000
Attic	None		Attic size:				
Additions							107,137
Other Features		WB Stks					6,750
Sub-Total							391,167
Grade	B	Factor 1.2600					492,870
CDU		C&D Factor 1.00					492,870
Depreciation		35 %					320,366
Computed cost value @ 70%							224,256

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	36	3,297
L Living Area	AIR Air conditioning	36	109
P Porches, Patios, Decks	DECK Wood deck	539	14,278
P Porches, Patios, Decks	FOFF Frame open first flo	196	11,941
L Living Area	FRFF Frame first floor	378	43,274
L Living Area	BSMT Basement addition	378	6,966
L Living Area	AIR Air conditioning	378	1,149
G Garages	FR Attached frame LE 65	600	26,123

Total additions 107,137

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	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Saunas	2,358
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	1
Actual Year Built: 1977				

