

Property at 00029 TOLL GATE LANE

Prop ID 4360029

Printed 07-Feb-2024 4:49 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: KEHN WILLIAM & ROXANA
 Second name:
 Address: 29 TOLL GATE LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 4360029 Neigh.: Zone: R40 Vol: 722 Page: 175

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 20-Aug-2018
Resident Land	.92	115,500				Sale price: 355,000
Resident Dwelling	1.00	237,500				Sale valid:
					Values	
Resident Excess	.12	630				Mkt value :
					Cost value: 505,186	
Summary			Utilities		Sales ratios	
Total assessments		353,630	Water	Connecticut	Cost/sale :	1.4231
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		353,630	Gas	CNG	Assmt/sale:	.9961

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	.120	7,500	900		900	630
Residual		5,227					
1.040 acres				Total land value		165,900	116,130

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,120	287,730
Basement	Full with walk				
Heating	Yes	A/C Yes			8,260
Plumbing	2 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		9,000
Additions					84,984
Other Features		WB Stks	RR		24,287
Sub-Total					414,261
Grade	B	Factor 1.2600			521,969
CDU		C&D Factor 1.00			521,969
Depreciation		35 %			339,280
Computed cost value @ 70%					237,496

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	280	26,701
P Porches, Patios, Decks	DECK Wood deck	578	15,311
P Porches, Patios, Decks	FOFF Frame open first flo	42	2,559
L Living Area	FRFF Frame first floor	112	12,822
L Living Area	BSMT Basement addition	112	2,064
G Garages	FR Attached frame LE 65	576	25,187
L Living Area	AIR Air conditioning	112	340
Total additions			84,984

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	02	Natural Gas	Family Rooms	1
Attic	99	None	Full Baths	2
Grade	40	B	Half Baths	1
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	99	None	Finish bsmt sz	
Basement	04	Full with walk-o	Addn'l fixtures	1
Bsmt Fin Qual	03	Rec Room W/ Air	Rec Room Size	600
Air Condition	01	Central Air	Living area	2,352
Interior Cond	05	Good	Whirlpools	
Exterior Cond	05	Good	Saunas	
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	2
			Actual Year Built: 1978	

