

Property at 00034 TOLL GATE LANE

Prop ID 4360034

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Administrative Information

Owner name: GELBER JOEL AND
 Second name: LOREN E
 Address: 34 TOLL GATE LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 4360034 Neigh.: Zone: R40 Vol: 242 Page: 987

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 08-Feb-1991
Resident Land	.92	115,500				Sale price: 270,000
Resident Dwelling	1.00	235,240				Sale valid:
Resident Outbldg	1.00	840				Values
					Mkt value :	
					Cost value:	502,257
Summary			Utilities		Sales ratios	
Total assessments	351,580		Water	Connecticut	Cost/sale :	1.8602
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	351,580		Gas	None	Assmt/sale:	1.3021

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						
		.920 acres		Total land value			165,000	115,500

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	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	40	B	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1977	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,152	293,980
Basement	Full				
Heating	Yes	A/C Yes			8,440
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	8,500
Attic	None		Attic size:		
Additions					92,655
Other Features		WB Stks			6,750
Sub-Total					410,325
Grade	B	Factor 1.2600			517,010
CDU		C&D Factor 1.00			517,010
Depreciation		35 %			336,057
Computed cost value @ 70%					235,240

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	288	27,464
P Porches, Patios, Decks	BPAT Brick/flagstone pati	216	4,926
L Living Area	FRFF Frame first floor	68	7,785
L Living Area	BSMT Basement addition	68	1,253
G Garages	FR Attached frame LE 65	568	24,875
G Garages	FSF Full-story fin o/gar	345	23,109
P Porches, Patios, Decks	DECK Wood deck	75	1,987
L Living Area	AIR Air conditioning	68	207
L Living Area	AIR Air conditioning	345	1,049
Total additions			92,655

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	10	80	30.00	2004	C	2,400	50	1,200
Utility Shed									
Value at 70%			840	Value at 100%			1,200		

