

Property at 00035 TOLL GATE LANE

Prop ID 4360035

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

Administrative Information

Owner name: POLESEL STEVEN L &
 Second name: JANET E
 Address: 35 TOLL GATE LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 4360035 Neigh.: Zone: R40 Vol: 229 Page: 614

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 04-Dec-1989
Resident Land	.92	115,500				Sale price: 323,000
Resident Dwelling	1.00	218,370				Sale valid:
					Values	
Resident Excess	.08	420				Mkt value :
					Cost value: 477,557	
Summary			Utilities		Sales ratios	
Total assessments		334,290	Water	Connecticut	Cost/sale :	1.4785
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		334,290	Gas	None	Assmt/sale:	1.0350

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	.080	7,500	600			600	420
Residual		3,485						
							Values	
							Cost value: 477,557	
Summary			Utilities		Sales ratios			
Total assessments			334,290		Water		Connecticut	
Total exemptions					Cost/sale :		1.4785	
Net assessment			334,290		Sewer		Public sewer	
					Mkt/sale :			
					Assmt/sale:		1.0350	

1.000 acres

Total land value

165,600

115,920

Building Valuation Summary

		Area			
Dwelling	Frame	2 story w/bsmt	1,256	314,290	
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	1 H/B 1 Add'l fix.	Wh/p	Saunas	9,000
Attic	None	Attic size:			
Additions					50,864
Other Features		WB Stks			6,750
Sub-Total					380,904
Grade	B	Factor 1.2600			479,939
CDU		C&D Factor 1.00			479,939
Depreciation		35 %			311,960
Computed cost value @ 70%					218,372

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	F0FF Frame open first flo	180	10,967
L Living Area	FRFF Frame first floor	60	6,869
P Porches, Patios, Decks	DECK Wood deck	152	4,026
P Porches, Patios, Decks	DECK Wood deck	144	3,815
G Garages	FR Attached frame LE 65	576	25,187

Total additions 50,864

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	5
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	Dormer linear f	
Attic	99	None	Full Baths	2
Grade	40	B	Masonry trim sf	
Garage	22	Attached 2 car	Half Baths	1
Area Over Gar.	99	None	Finish bsmt sz	
Basement	01	Full	Addn'l fixtures	1
Bsmt Fin Qual	01	Unfinished	Rec Room Size	
Air Condition	99	None	Living area	2,572
Interior Cond	05	Good	Whirlpools	
Exterior Cond	05	Good	Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	1
Actual Year Built: 1977				

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Prop ID 4360035 Card 01

Scale: 1" = 7.13 feet

