

Property at 00046 TOLL GATE LANE

Prop ID 4360046

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Administrative Information

Owner name: FINOCCHIO RAYMOND D AND
Second name: KAREN A
Address: 46 TOLL GATE LANE
City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
Lot: 4360046 Neigh.: Zone: R40 Vol: 141 Page: 0598

Assessments

Assmt category	Qty	Amount
Resident Land	.92	115,500
Resident Dwelling	1.00	224,480

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 03-Nov-1983
Sale price: 154,000
Sale valid:

Values

Mkt value :
Cost value: 485,686

Summary

Total assessments	339,980
Total exemptions	
Net assessment	339,980

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 3.1538
Mkt/sale :
Assmt/sale: 2.2077

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	03	Garrison Colonia		
Exterior Walls	03	Aluminum 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	05	W/W over sub-flo	Bedrooms	4
Heating System	01	Hot Water	Unfinished area	
Fuel	02	Natural Gas	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	Addn'l fixtures	600
Air Condition	01	Central Air	Whirlpools	Living area 2,468
Interior Cond	05	Good	Saunas	# Living Units
Exterior Cond	05	Good	M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 1983	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,158	295,150
Basement	Full			
Heating	Yes	A/C Yes		8,470
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p Saunas 8,500
Attic	None		Attic size:	
Additions				57,647
Other Features		WB Stks	RR	21,787

Sub-Total				391,554
Grade	B	Factor 1.2600		493,358
CDU		C&D Factor 1.00		493,358
Depreciation		35 %		320,683
		Computed cost value @ 70%		224,478

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	40	3,663
P Porches, Patios, Decks	DECK Wood deck	144	3,815
P Porches, Patios, Decks	F0FF Frame open first flo	192	11,698
L Living Area	FRFF Frame first floor	112	12,822
G Garages	FR Attached frame LE 65	576	25,187
L Living Area	AIR Air conditioning	112	340
L Living Area	AIR Air conditioning	40	122

Total additions 57,647

