

Property at 00053 TOLL GATE LANE

Prop ID 4360053

Printed 07-Feb-2024 4:51 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: PRATTI RAMA KRISHNA &
 Second name: TANKASALA SYAMARANI
 Address: 53 TOLL GATE LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 4360053 Neigh.: Zone: R40 Vol: 784 Page: 352

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 31-Jul-2017
Resident Land	.92	115,500				Sale price: 405,000
Resident Dwelling	1.00	229,980				Sale valid:
					Values	
Resident Excess	.26	1,370			Mkt value :	
					Cost value:	495,500
Summary			Utilities		Sales ratios	
Total assessments		346,850	Water	Connecticut	Cost/sale :	1.2235
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		346,850	Gas	None	Assmt/sale:	.8564

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	.260	7,500	1,950		1,950	1,365
Residual		11,326					
1.180 acres				Total land value		166,950	116,865

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt				Area	
Basement	Full					945	253,550
Heating	Yes	A/C	Yes				7,300
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas		8,500
Attic	None	Attic size:					
Additions							104,998
Other Features	WB Stks		RR		26,799		
Sub-Total							401,147
Grade	B	Factor 1.2600					505,445
CDU	C&D Factor		1.00		505,445		
Depreciation	35 %				328,539		
Computed cost value @ 70%							229,977

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	144	3,815
G Garages	FR Attached frame LE 65	600	26,123
L Living Area	FRFF Frame first floor	351	40,183
L Living Area	BSMT Basement addition	351	6,468
L Living Area	OVER Frame Overhang	35	3,205
P Porches, Patios, Decks	FEFF Frame enclosed first	252	24,031
L Living Area	AIR Air conditioning	351	1,067
L Living Area	AIR Air conditioning	35	106

Total additions 104,998

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	03	Aluminum 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	07	Hardwood/Carpet	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	01	Full	Addtn'l fixtures	Rec Room Size 800
Bsmt Fin Qual	03	Rec Room W/ Air	Whirlpools	Living area 2,276
Air Condition	01	Central Air	Saunas	# Living Units
Interior Cond	05	Good	M/F stacks	
Exterior Cond	05	Good	W/B stacks	1
			W/B openings	1
Actual Year Built: 1983				

