

Property at 00054 TOLL GATE LANE

Prop ID 4360054

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Administrative Information

Owner name: FELDMAN MICHAEL & MONICA L
Second name:
Address: 54 TOLL GATE LANE
City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
Lot: 4360054 Neigh.: Zone: R40 Vol: 720 Page: 462

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 28-Jun-2018
Resident Land	.92	115,500				Sale price: 385,000
Resident Dwelling	1.00	219,550				Sale valid:
					Values	
Resident Excess	.05	260				Mkt value : Cost value: 479,014
Summary			Utilities		Sales ratios	
Total assessments		335,310	Water	Connecticut	Cost/sale :	1.2442
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		335,310	Gas	None	Assmt/sale:	.8709

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	.050	7,500	375			375	263
Residual		2,178						
				.970 acres	Total land value		165,375	115,763

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,062	276,400
Basement	Full				
Heating	Yes	A/C Yes			7,940
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		8,500
Additions					72,349
Other Features		WB Stks	RR		17,761
Sub-Total					382,950
Grade	B	Factor 1.2600			482,517
CDU		C&D Factor 1.00			482,517
Depreciation		35 %			313,636
Computed cost value @ 70%					219,545

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	F0FF Frame open first flo	288	17,547
P Porches, Patios, Decks	FEFF Frame enclosed first	198	18,882
G Garages	FSF Full-story fin o/gar	153	10,249
G Garages	FR Attached frame LE 65	580	25,343
L Living Area	AIR Air conditioning	108	328
Total additions			72,349

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	07	Hardwood/Carpeti	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.	03	Partial	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	02	Rec Room w/o air	Addtn'l fixtures	Rec Room Size 500
Air Condition	01	Central Air	Whirlpools	Living area 2,232
Interior Cond	05	Good	Saunas	# Living Units 1
Exterior Cond	05	Good	M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 1983	

