

Property at 00059 TOLL GATE LANE

Prop ID 4360059

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Administrative Information

Owner name: GRADY DAVID T AND
Second name: JACQUELINE N
Address: 59 TOLL GATE LANE
City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
Lot: 4360059 Neigh.: Zone: R40 Vol: 445 Page: 424

Assessments

Assmt category	Qty	Amount
Resident Land	.92	115,500
Resident Dwelling	1.00	219,510

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 25-Nov-2002
Sale price: 385,000
Sale valid: Y

Values

Resident Excess	.09	470	
Mkt value :			
Cost value:		479,257	

Summary

Total assessments	335,480	
Total exemptions		
Net assessment	335,480	

Utilities

Water	Connecticut	
Sewer	Public sewer	
Gas	None	

Sales ratios

Cost/sale : 1.2448
Mkt/sale :
Assmt/sale: .8714

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	.090	7,500	675		675	473
Residual	3,920						

1.010 acres

Total land value

165,675

115,973

Building Valuation Summary

					Area	
Dwelling	Frame	2 story w/bsmt			1,142	292,030
Basement	Full					
Heating	Yes	A/C Yes				8,380
Plumbing	2 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas	9,000
Attic	None			Attic size:		
Additions						62,421
Other Features		WB Stks				11,062

Sub-Total						382,893
Grade	B		Factor 1.2600			482,445
CDU			C&D Factor 1.00			482,445
Depreciation			35 %			313,589
			Computed cost value @ 70%			219,512

Building additions

Category	Type		Area	Value
G Garages	FR Attached frame LE 65		576	25,187
L Living Area	FRFF Frame first floor		156	17,859
L Living Area	BSMT Basement addition		156	2,875
P Porches, Patios, Decks	DECK Wood deck		260	6,887
P Porches, Patios, Decks	FOFF Frame open first flo		150	9,139
L Living Area	AIR Air conditioning		156	474

Total additions 62,421

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 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 4 Unfinished area
Floors	07	Hardwood/Carpeti	Family Rooms 1 Dormer linear f
Heating System	01	Hot Water	Full Baths 2 Masonry trim sf
Fuel	02	Natural Gas	Half Baths 1 Finish bsmt sz 156
Attic	99	None	Addtn'l fixtures 1 Rec Room Size
Grade	40	B	Whirlpools Living area 2,440
Garage	22	Attached 2 car	Saunas # Living Units
Area Over Gar.	99	None	M/F stacks
Basement	01	Full	W/B stacks 1
Bsmt Fin Qual	04	Living Area w/o	W/B openings 1
Air Condition	06	Ductless Split U	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1983

