

Property at 00065 TOLL GATE LANE

Prop ID 4360065

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Administrative Information

Owner name: HERNANDEZ ROBERT D AND
Second name: EDITH J
Address: 65 TOLL GATE LANE
City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
Lot: 4360065 Neigh.: Zone: R40 Vol: 208 Page: 487

Assessments

Assmt category	Qty	Amount
Resident Land	.92	115,500
Resident Dwelling	1.00	223,260

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 31-May-1988
Sale price: 375,000
Sale valid:

Values

Resident Excess	.23	1,210	Mkt value :	
			Cost value:	485,671

Summary

Total assessments	339,970
Total exemptions	
Net assessment	339,970

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.2951
Mkt/sale :
Assmt/sale: .9066

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	.230	7,500	1,725			1,725	1,208
Residual	10,019							

1.150 acres	Total land value	166,725	116,708
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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/Carpet	Bedrooms	4
Heating System	01	Hot Water	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	
Attic	99	None	Dormer linear f	
Grade	40	B	Full Baths	2
Garage	22	Attached 2 car	Half Baths	1
Area Over Gar.	99	None	Masonry trim sf	
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	02	Rec Room w/o air	Addn'l fixtures	448
Air Condition	01	Central Air	Whirlpools	2,384
Interior Cond	05	Good	Living area	
Exterior Cond	05	Good	# Living Units	
			Actual Year Built: 1984	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	287,730
Basement	Full		1,120	
Heating	Yes	A/C Yes		8,260
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				8,500
Other Features		WB Stks	RR	68,331
				16,615

Sub-Total			389,436
Grade	B	Factor 1.2600	490,689
CDU		C&D Factor 1.00	490,689
Depreciation		35 %	318,948
		Computed cost value @ 70%	223,264

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	168	16,021
L Living Area	BSMT Basement addition	168	3,096
P Porches, Patios, Decks	DECK Wood deck	168	4,450
L Living Area	FRFF Frame first floor	144	16,485
L Living Area	BSMT Basement addition	144	2,654
G Garages	FR Attached frame LE 65	576	25,187
L Living Area	AIR Air conditioning	144	438

Total additions	68,331
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