

Property at 00071 TOLL GATE LANE

Prop ID 4360071

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Administrative Information

Owner name: SIMONELLI CHARLES P &
 Second name: ELAINE H
 Address: 71 TOLL GATE LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 4360071 Neigh.: Zone: R40 Vol: 377 Page: 813

Assessments

Assmt category	Qty	Amount
Resident Land	.92	115,500
Resident Dwelling	1.00	201,520
Resident Outbldg	2.00	31,780

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 25-Oct-1999
 Sale price: 310,000
 Sale valid: Y

Values

Mkt value :
 Cost value: 498,657

Summary

Total assessments	349,060
Total exemptions	
Net assessment	349,060

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.6086
 Mkt/sale :
 Assmt/sale: 1.1260

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

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	Bedrooms	4
Floors	05	W/W over sub-flo	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	02	Natural Gas	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	40	B	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	1
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1984	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	
Basement	Full with walk		1,065	276,990
Heating	Yes	A/C No		
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	
Additions				42,803
Other Features	Mason Trim	WB Stks	RR	23,215

Sub-Total		351,508
Grade	B	Factor 1.2600
CDU		C&D Factor 1.00
Depreciation		35 %
		Computed cost value @ 70%
		201,520

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	98	11,219
L Living Area	BSMT Basement addition	98	1,806
P Porches, Patios, Decks	DECK Wood deck	244	6,464
G Garages	FR Attached frame LE 65	528	23,314

Total additions 42,803

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	20	40	800	110.5	2007	C	88,440	50	44,200
RS1 Frame Utility Shed	8	10	80	30.00		C	2,400	50	1,200

Value at 70% 31,780

Value at 100% 45,400

