

Property at 00075 TOLL GATE LANE

Prop ID 4360075

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Administrative Information

Owner name: ST ONGE CYNTHIA A
 Second name:
 Address: 75 TOLL GATE LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 4360075 Neigh.: Zone: R40 Vol: 151 Page: 723

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 02-Nov-1984
Resident Land	.92	115,500				Sale price: 177,900
Resident Dwelling	1.00	224,250				Sale valid:
					Values	
Resident Excess	.01	50			Mkt value :	
					Cost value:	485,429
Summary			Utilities		Sales ratios	
Total assessments		339,800	Water	Connecticut	Cost/sale :	2.7287
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		339,800	Gas	None	Assmt/sale:	1.9101

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	.010	7,500	75			75	53
Residual		436						
				.930 acres	Total land value		165,075	115,553

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	07	Hardwood/Carpet	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	01	Full	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	1,215	306,280
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		8,500
Additions					48,045
Other Features		WB Stks	RR		28,331
Sub-Total					391,156
Grade	B	Factor 1.2600			492,857
CDU		C&D Factor 1.00			492,857
Depreciation		35 %			320,357
Computed cost value @ 70%					224,250

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	264	6,993
P Porches, Patios, Decks	FEFF Frame enclosed first	168	16,021
G Garages	FR Attached frame LE 65	572	25,031
Total additions			48,045

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
Value at 70%					Value at 100%				

