

Property at 00010 TOWPATH LANE

Prop ID 4380010

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Administrative Information

Owner name: NERIANI ARTHUR M TTE
Second name: PRIMEAU ELAINE
Address: 10 TOWPATH LN PO BOX 56
City/state: AVON CT Zip: 06001

Location Information

Map: 008 Clerk map:
Lot: 4380010 Neigh.: Zone: CS Vol: 791 Page: 1173

Assessments

Assmt category	Qty	Amount
Resident Land	.34	43,750
Resident Dwelling	1.00	161,180

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 07-Aug-1963
Sale price:
Sale valid:

Values

Resident Excess	.21	1,100	
Mkt value :			
Cost value:		294,329	

Summary

Total assessments	206,030
Total exemptions	
Net assessment	206,030

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale :
Mkt/sale :
Assmt/sale:

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.340	125,000	125,000	EC	.50	62,500	43,750
Primary Site 14,810 Economic Misimprovement								
RES	12	.210	7,500	1,575			1,575	1,103
Residual 9,148								

.550 acres Total land value 64,075 44,853

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	262,310
Basement	Full		1,640	
Heating	Yes	A/C No		
Plumbing	2 F/B	H/B 1 Add'l fix.	Wh/p	Saunas 5,500
Attic	None	Attic size:		
Additions				77,173
Other Features		WB Stks		9,250

Sub-Total			354,233
Grade	C	Factor 1.0000	354,233
CDU		C&D Factor 1.00	354,233
Depreciation		35 %	230,251
		Computed cost value @ 70%	161,176

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	528	23,314
P Porches, Patios, Decks	FEFF Frame enclosed first	110	10,490
L Living Area	FRFF Frame first floor	332	38,008
P Porches, Patios, Decks	FOFF Frame open first flo	88	5,361

Total additions 77,173

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	01	Ranch	
Exterior Walls	02	Wood Shingles	
Roof Material	01	Asphalt Shingles	Story Height 1.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 7 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 3 Unfinished area
Floors	01	Hardwood	Family Rooms 1 Dormer linear f
Heating System	01	Hot Water	Full Baths 2 Masonry trim sf
Fuel	01	Oil	Half Baths Finish bsmt sz
Attic	99	None	Addtn'l fixtures 1 Rec Room Size
Grade	30	C	Whirlpools Living area 1,972
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	01	Unfinished	W/B openings 2
Air Condition	99	None	
Interior Cond	04	Average	
Exterior Cond	04	Average	Actual Year Built: 1951

