

Property at 00013 TOWPATH LANE

Prop ID 4380013

Printed 07-Feb-2024 4:55 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: WHITNEY ELIZABETH J
 Second name:
 Address: 13 TOWPATH LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 008 Clerk map:
 Lot: 4380013 Neigh.: Zone: R15 Vol: 789 Page: 534

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 05-Oct-2021
Resident Land	.34	65,630				Sale price: 237,500
Resident Dwelling	1.00	127,770				Sale valid:
					Values	
Resident Excess	.56	2,940			Mkt value :	
					Cost value:	280,486
Summary			Utilities		Sales ratios	
Total assessments		196,340	Water	Well	Cost/sale :	1.1810
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		196,340	Gas	None	Assmt/sale:	.8267

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.340	125,000	125,000		.25	93,750	65,625
Primary Site		14,810						
RES	12	.560	7,500	4,200			4,200	2,940
Residual		24,394						
				.900 acres	Total land value		97,950	68,565

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,325	220,860
Basement	Full				
Heating	Yes	A/C No			
Plumbing	1 F/B	H/B Add'l fix.	Wh/p	Saunas	
Attic	None	Attic size:			
Additions					24,243
Other Features	Mason Trim WB Stks		Bsmt Gar		14,918
Sub-Total					260,021
Grade	C+	Factor 1.0800			280,823
CDU		C&D Factor 1.00			280,823
Depreciation		35 %			182,535
Computed cost value @ 70%					127,775

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	CPAT Concrete patio	224	1,909
L Living Area	BSMT Basement addition	224	4,128
P Porches, Patios, Decks	FEFF Frame enclosed first	160	15,258
L Living Area	BSMT Basement addition	160	2,948

Total additions 24,243

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	33	C+	Whirlpools	
Garage	11	Basement 1 car	Saunas	
Area Over Gar.	01	Fully Finished	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	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1945	

