

Property at 00017 TYLER COURT

LT21

Prop ID 4830017

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Administrative Information

Owner name: ANDERSON RYAN K &
Second name: CANNATA LAUREN R
Address: 17 TYLER COURT
City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map:
Lot: 4830017 Neigh.: Zone: R40 Vol: 807 Page: 990

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 26-Sep-2025
Resident Land	.92	140,000	APA Veteran	587,380	Sale price: 1,225,000
Resident Dwelling	1.00	446,280			Sale valid:
				Values	
Resident Excess	.21	1,100			Mkt value : Cost value: 839,114
Summary		Utilities		Sales ratios	
Total assessments		587,380	Water Connecticut	Cost/sale :	.6850
Total exemptions		587,380	Sewer Public sewer	Mkt/sale :	
Net assessment			Gas CNG	Assmt/sale:	.4795

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	200,000	200,000		200,000	140,000
Primary Site		40,075					
RES	12	.210	7,500	1,575		1,575	1,103
Residual		9,148					
1.130 acres		Total land value		201,575		141,103	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	50	A	Full Baths	3
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	4,166
Exterior Cond	05	Good	Whirlpools	1
			# Living Units	1
			M/F stacks	1
			W/B stacks	1
			W/B openings	1
		Actual Year Built: 2004		

Building Valuation Summary

		Area	
Dwelling	Frame 2 story w/bsmt	1,776	415,840
Basement	Full with walk		
Heating	Yes A/C Yes		11,880
Plumbing	3 F/B 1 H/B 3 Add'l fix. 1 Wh/p	Saunas	17,500
Attic	None Attic size:		
Additions			93,456
Other Features	WB Stks M Stks		9,750
Sub-Total			548,426
Grade	A	Factor 1.5500	850,060
CDU		C&D Factor 1.00	850,060
Depreciation		25 %	637,545
		Computed cost value @ 70%	446,282

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	840	37,634
G Garages	FSF Full-story fin o/gar	560	37,511
L Living Area	AIR Air conditioning	560	1,702
P Porches, Patios, Decks	DECK Wood deck	330	8,742
P Porches, Patios, Decks	FOFF Frame open first flo	21	1,279
L Living Area	FRFF Frame first floor	14	1,603
L Living Area	FRFF Frame first floor	18	2,061
L Living Area	BSMT Basement addition	22	405
L Living Area	FRFF Frame first floor	22	2,519
Total additions			93,456

